



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE BUILDING/SITE PLAN APPLICATION (ARTICLE 5)

1. Location of Property:

Street Address: Lot 2 on SW corner of East Cheryl Parkway & Lacy Road

Legal Description - (Metes & Bounds, or Lot No. And Plat): ALL OF LOTS 14, 15, 16, 17 AND OUTLOT 22, SECOND ADDITION TO NINE SPRINGS, AS RECORDED IN VOLUME 60-010A OF PLATS, ON PAGES 49 AND 50, AS DOCUMENT NUMBER 4937280, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

Lot 2
CSM 13920

2. Description of Project: 64-unit apartment building with underground parking

3. Existing Transect Zone: T5 & SD1 **Article 3 or Article 4 approval date:** _____

4. Size of Site: 48,054 SF **Site Density (if applicable):** 750.8 SF/DU

5. Building/Site Plan applications shall provide plans and information showing the following:

- | | |
|---|---|
| <input type="checkbox"/> 1. Building Disposition | <input type="checkbox"/> 12. Landscape Standards |
| <input type="checkbox"/> 2. Building Configuration | <input type="checkbox"/> 13. Signage Standards |
| <input type="checkbox"/> 3. Building Use | <input type="checkbox"/> 14. Special Requirements, if any |
| <input type="checkbox"/> 4. Parking calculation & location | <input type="checkbox"/> 15. Architectural Standards |
| <input type="checkbox"/> 5. Number of dwelling units | <input type="checkbox"/> 16. Fencing Standards |
| <input type="checkbox"/> 6. Base Residential Density | <input type="checkbox"/> 17. Lighting Standards |
| <input type="checkbox"/> 7. Building square footage | <input type="checkbox"/> 18. Statistics, maps and other documentation |
| <input type="checkbox"/> 8. All requests for Administrative Waivers, if any | showing how the Article 5 application, in |
| <input type="checkbox"/> 9. All requests for Administrative Approvals, if any | combination with the past approved Article 5 |
| <input type="checkbox"/> 10. All known requests for Conditional Use | plans, will meet the approved Community |
| Permits, if any | Regulating Plan, and the standards of this |
| <input type="checkbox"/> 11. Civic Building design(s) | Chapter. |

***Also submit all mapping in either CADD or GIS files

Current Owner(s) of Property: Avante Properties

Address: 120 E. Lakeside, Madison, WI **Phone No.:** 608-294-4085

Contact Person: Karyl Lynn Bruckner **E-mail:** karyllynn@avanteproperties.com

Address: _____ **Phone No.:** _____

Respectfully Submitted By: Kari Bruckner **Date:** 1.27.15

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

*Application shall be accompanied by one (1) PDF document of complete submittal, one (1) full-size set of plans, two (2) reduced sets of plans (11" x 17"), and the required CADD or GIS files for mapping.

FOR CITY USE ONLY

Date Received: 1/27/2015 **Permit Request No.:** _____

APPROVED

Approval is based on plan set provided to city on 3/19/2015, accompanying materials + responses to staff comments, along with approved Administrative Waivers + Approval. See attached for conditions of this approval.

3-20-15

Lot 2 CSM 13920

Prima Building 1

Article 5 Plan Approval Conditions, March 20, 2015

- 1.) No other permit or approval is waived or deemed satisfied except for the approval provided herein.
- 2.) Applicant shall be aware of the need to provide a future playground to serve this residential lot. Chapter 23 SmartCode requires that a playground be provided within 1,000 feet of every Lot in Residential use. The approved Nine Springs Article 3 shows "Playground TBD Assessed at Article 5 level" for this area. A playground will need to be designated and established prior to any occupancy permit being issued for this building.
- 3.) All signage shall comply with the requirements of Chapter 23 SmartCode District.
- 4.) All parking lot and exterior building lighting shall be dark sky approved or full cut off fixtures.
- 5.) Address number, no more than 6" high, shall be attached to the building in proximity to the principal entrance and mailbox, where it exists.

SITE PLAN REVIEW CHECKLIST:

YES

NO

<u> </u>	<u> </u>	Signed and completed Building / Site Plan – Article 5 Application
<u> </u>	<u> </u>	Proposals / design compliant with Ch. 23 SmartCode District
<u> </u>	<u> </u>	Vicinity map (no larger than 11 x 17)
<u> </u>	<u> </u>	2 (two) reduced size (11 x 17) plan sets
<u> </u>	<u> </u>	1 (one) full set of bounded drawings, include landscape plans
<u> </u>	<u> </u>	1 (one) electronic copy (.tif or .pdf) of the plan set
<u> </u>	<u> </u>	CADD or GIS files for all mapping
		<u>Plans to include existing and proposed information on the following:</u>
<u> </u>	<u> </u>	Location of structures, improvements and landscaping
<u> </u>	<u> </u>	North arrow and scale bar
<u> </u>	<u> </u>	Site boundaries
<u> </u>	<u> </u>	Setback distance from property lines
<u> </u>	<u> </u>	Rights-of-way, property lines and easements
<u> </u>	<u> </u>	Location & dimensions of driveways, streets and sidewalks
<u> </u>	<u> </u>	On-site parking and circulation
<u> </u>	<u> </u>	Location of loading spaces, if applicable
<u> </u>	<u> </u>	Location of trash receptacle enclosure
<u> </u>	<u> </u>	Location of all outdoor electrical, plumbing and mechanical equipment
<u> </u>	<u> </u>	Landscaping Plan for site
<u> </u>	<u> </u>	Signage Plan for site (type & fixtures)
<u> </u>	<u> </u>	Elevations for each side of the building detailing the materials & colors
<u> </u>	<u> </u>	Fencing Plan (if installing fence)
<u> </u>	<u> </u>	Lighting Plan (in footcandles) & fixtures cut-sheets
<u> </u>	<u> </u>	Site plan data table containing: transect zone, site size in square feet or acres, lot coverage by building in square feet and percentage, residential density in units per acre (if applicable), square feet of impervious surface and parking and landscaping calculations.

ARTICLE 5 SUPPLEMENTAL FORM:

Building Disposition:

Lot(s) 2 Plat Second Addition to Nine Springs

Transect Zone: T5 & SD1

Lot Width 151 feet Lot Coverage 60%

Type of Building: ☐ Edgeyard ☐ Sideyard ☒ Rearyard ☐ Courtyard ☐ Specialized

Principal Building Setbacks: Front (principal) 8.7 Front (secondary) 11.1 Side 75.6 Rear 9.1

Primary Setback: 8.7 feet Frontage buildout (if applicable): 85 %

Outbuilding: ☐ Yes ☒ No

Outbuilding Setbacks: Front n/a Side n/a Rear n/a

Building Configuration:

Type of Private Frontage: ☐ Common Yard ☐ Porch & Fence ☐ Light court ☐ Forecourt

☒ Stoop ☐ Shopfront ☐ Gallery ☐ Arcade

☐ Parking Lot ☐ Common Entry & Planter

% of clear glass of 1st story Façade: 23.2 %

Overall building height: 45' feet 3 stories

1st story: 11'-2" feet

2nd story: 11'-2" feet

[X] story: 11'-2" feet

Building Use:

Use of principal building: multi-family residential

of residential dwelling units in principal building (if applicable): 64 dwelling units

Use of accessory building: n/a

*If multiple uses in building, please provide square footage of each type of use.

Parking & Density:

of parking stalls provided within the Lot: 75

of parking stalls along parking lane corresponding to the Lot Frontage: 0

of parking stalls by lease or purchase from a Civic Parking Reserve within the Community Unit: 0

If looking to use Effective Parking standards, applicant shall provide completed Parking Occupancy Rate Table (Table 20)

Current density for transect zone within the block: 750.8 sf/du (per 5.9.2f)

Parking Location:

Drive width: 24'

Material of parking / drive areas: asphalt

Landscape:

% of landscape area of 1st Layer of Principal Frontage: 67.7% % (minimum 30%)

% of landscape area of 1st Layer of Secondary Frontage: 66.2% % (minimum 30%)

of trees planted within the 1st Layer: 0

Requirements: T3 – 1 tree shall be planted within the 1st Layer for every 800 sq. ft of landscape area

T4 – minimum of 1 Understory Tree or 6 shrubs planted within 1st Layer for every 500 sq. ft. of 1st Layer landscape area.

T5 – Trees not required in 1st Layer.

Signage:

A or B grid street: n/a

Type of sign: n/a

(* note: A sign permit is required for all signs)

Architectural: For buildings other than single-family and two-family Edgeyard & Sideyard Residential:

Type of building materials: brick veneer, metal siding, composite metal panels, aluminum railings, precast sills/bands
*Vinyl siding is not permitted.

Fence: ☐ Yes ☒ No

If yes, fence at the 1st Layer shall be painted or stained.

Balcony or porch: ☒ Yes ☐ No

Fencing:

Height of fence (if applicable): n/a feet

Lighting:

Are all parking lot and exterior building lighting on private lots dark sky approved or full cut-off fixtures? ☒ Yes ☐ No

Average lighting levels, in footcandles, at the building frontage line: 0



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

Location of Property:

Street Address: _____

Legal Description - (Metes & Bounds, or Lot No. And Plat): Lots 14, 15, 16, & 17 of the
Second addition to the Nine Springs Plat

Administrative Waiver Details:

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

Administrative Waiver Checklist:

- ☐ 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- ☐ 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- ☐ 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: GreenTech Land Company, LLC

Address: 120 E Lakeside Madison WI Phone No.: 294-4086

Contact Person: Chris Armstrong E-mail: chris@aventuraproperties.com

Address: _____ Phone No.: _____

Respectfully Submitted By: [Signature] Date: 2/18/2015

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

FOR CITY USE ONLY

Date Received: 2/18/2015

Comments: Administrative Waiver request to address building
off a non-principal Frontage for building is approved as
north building elevation is comparable to or better urbanism
than the east building elevation.

New building address for proposed Lot 2 of CSM is 5121 E Cheryl Pkwy.

APPROVED

3-20-15

Susan Badtke

From: Chris Armstrong <chris@avanteproperties.com>
Sent: Wednesday, February 18, 2015 11:01 AM
To: Susan Badtke; Thomas Hovel
Cc: Kevin Burow; Karyl Lynn Bruckner
Subject: Tivoli/Prima Waiver request
Attachments: 20150218105606.pdf

Susan/Thomas-

For your reference we are changing the name of the project from Tivoli to Prima. For the Prima project we are requesting an Administrative Waiver to designate the address of the first and second buildings as East Cheryl Drive and not Lacy Rd. We understand that the principal frontage of the first building is on Lacy Road, however, we feel it will be more intuitive to locate both buildings on the same street that has the majority of the building massing.

Please let us know if this application and email is sufficient to facilitate the Administrative Waiver.

Best regards,

Chris

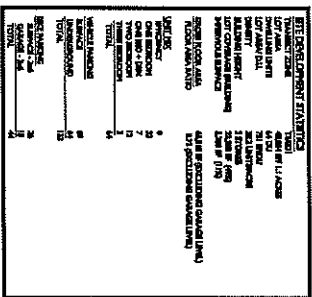


Chris Armstrong | President | AVANTE Properties, LLC

Uptown Fitchburg | Fitchburg Technology Campus | Sequoya Commons

120 E Lakeside St. | Madison, WI 53715 | P: 608-294-4086 | F: 608-294-9219 | chris@avanteproperties.com

201



PROJECT TITLE	NOV01

PROPERTY NUMBERS

PROJECT NO. 1414



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE ADMINISTRATIVE WAIVER APPLICATION

Location of Property:

Street Address: 5121 East Cheryl Parkway

Legal Description - (Metes & Bounds, or Lot No. And Plat): _____

Please see attached legal description.

Administrative Waiver Details:

1. Administrative Waiver Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Waiver(s) should be submitted with this application.

Administrative Waiver Checklist:

- ☒ 1. Describe each specific Waiver requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what was required by the Code, what is proposed and the difference.
- ☒ 2. Describe why each Waiver is requested. Why can the current regulations not be met?
- ☒ 3. Describe any mitigation strategies to offset the effect of the relief requested.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: Avante Properties

Address: 120 E. Lakeside, Madison WI

Phone No.: 608-294-4085

Contact Person: Karyl Lynn Bruckner

E-mail: karyllynn@avanteproperties .com

Address: 120 E. Lakeside, Madison WI

Phone No.: 608-294-4085

Respectfully Submitted By: Ka. Br.

Date: 3-18-15

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

FOR CITY USE ONLY

Date Received: 3/19/2015

Comments: Waiver is granted in accord with section 5.13.4(g) of Chapter 23 Smartcode. Rooftop mechanical equipment shall be installed to be fully concealed by the parapet, as required by Code. Applicant has indicated the mechanical equipment will be fully concealed with 24" parapet.

APPROVED

71 3-20-15

LEGAL DESCRIPTION

ALL OF LOTS 14, 15, 16, 17 AND OUTLOT 22, SECOND ADDITION TO NINE SPRINGS, AS RECORDED IN VOLUME 60-010A OF PLATS, ON PAGES 49 AND 50, AS DOCUMENT NUMBER 4937280, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

March 13, 2015

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711

Re: Administrative Approval
Lot 2 – 5121 East Cheryl Parkway

KBA Project # 1414

Dear Mr. Hovel,

This is a request for Administrative Approval for 5121 East Cheryl Parkway to allow for a parapet height of 24", which is less than the 42" minimum required height in the T5/SD1 Transect Zone. The Smartcode states that a parapet height below the minimum 42" is possible with Administrative Approval in the T5 Transect Zone. The detail on attached sheet A-3.1 shows that the mechanical equipment will still be concealed with the 24" parapet.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow





City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711 (608-270-4200)

SMARTCODE ADMINISTRATIVE APPROVAL APPLICATION

Location of Property:

Street Address: Lot 2 on SW corner of East Cheryl Parkway & Lacy Road

Legal Description - (Metes & Bounds, or Lot No. And Plat):

Please see attached legal description.

Administrative Approval Details:

1. Administrative Approval Application shall be submitted concurrent with a SmartCode Rezoning Application, a Regulating Plan Application or Site/Building Plan Application.
2. All documentation, including maps, text, drawings and statistical data that the applicant wishes to be considered in support of their Approval(s) should be submitted with this application.

Administrative Approval Checklist:

- ☐ 1. Describe each specific Approval requested, including citation of the provision from Chapter 23 SmartCode District, clearly noting what is required by the Code and what is being proposed.
- ☐ 2. The effect of the approval on the overall Regulating Plan and how such requested approval will meet the standards of Section 1.6.5 of Chapter 23 SmartCode District.

The preceding information is considered to be the minimum information for submission, and the Zoning Administrator may require additional information for review.

Current Owner(s) of Property: Avante Properties

Address: 120 E. Lakeside, Madison, WI **Phone No.:** 608-294-4085

Contact Person: Karyl Lynn Bruckner **E-mail:** karyllynn@avanteproperties.com

Address: 120 E. Lakeside, Madison, WI **Phone No.:** 608-294-4085

Respectfully Submitted By: K. Bruckner **Date:** 2-24-15

Owner's or Authorized Agent's Signature

*(If multiple owners, application shall include statement of consent by all property owners)

PLEASE NOTE – Applicants shall be responsible for legal or outside consultant costs incurred by the City. It is the responsibility of the owner/applicant to insure compliance with all local and state requirements.

FOR CITY USE ONLY

Date Received: 2/24/2015

Comments: Approval is granted in accord with Table 2 + Table 25 of Chapter 23 SmartCode.

T. H. J. 3-20-15
APPROVED

LEGAL DESCRIPTION

ALL OF LOTS 14, 15, 16, 17 AND OUTLOT 22, SECOND ADDITION TO NINE SPRINGS, AS RECORDED IN VOLUME 60-010A OF PLATS, ON PAGES 49 AND 50, AS DOCUMENT NUMBER 4937280, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

February 24, 2015

Mr. Tom Hovel
City Planner
Department of Planning and Development
City of Fitchburg
5520 Lacy Road
Fitchburg WI 53711



Re: Administrative Approval
Lot 2 – SW Corner of Lacy Rd & E. Cheryl Pkwy

KBA Project # 1414

Dear Mr. Hovel,

This is a request for Administrative Approval to allow for an Edgeyard building disposition in the T5/SD1 Transect Zone for the site at the southwest corner of Lacy Road and East Cheryl Parkway. As stated in Table 16 of the Smartcode, the Edgeyard building disposition type is a building that occupies the center of its lot with setbacks on all sides. The Edgeyard building disposition type is most suitable for this site because of its unique corner location. The Smartcode also states that an Edgeyard building disposition is possible with Administrative Approval in the T5 Transect Zone.

Thank you for your time reviewing our proposal.

Sincerely,

Kevin Burow

December 5, 2014
Revised February 24, 2015

Mr. Tom Hovel
City Planner
Department of Planning & Zoning
City of Fitchburg
5520 Lacy Road
Fitchburg, WI 53711



Re: Letter of Intent – Building/Site Plan Application
Smart Code Article 5
Tivoli
East Cheryl Parkway, Fitchburg, WI
KBA Project # 1414

Dear Mr. Hovel,

The following is submitted together with the plans and application for staff consideration of approval.

Project Team:

Owner: Avante Properties
120 E. Lakeside
Madison, WI
608-294-4085
Contact: Karyl Lynn Bruckner
karyllynn@avanteproperties.com

Engineer: Vierbicher
999 Fourier Drive Ste. 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoyle@vierbicher.com

Architect: Knothe & Bruce Architects, LLC
7601 University Avenue, Ste 201
Middleton, WI 53562
608-836-3690
Contact: Kevin Burow
kburow@knothebruce.com

Landscape Design: Vierbicher
999 Fourier Drive Ste. 201
Madison, WI 53717
(608) 826-0532
Contact: Joe Doyle
jdoyle@vierbicher.com

Introduction:

This proposed development is located on Lot 2 at the southwest corner of East Cheryl Parkway and Lacy Road. The site is part of a larger multi-family development. The existing transect Zone = T5/SD I. This application is for Article 5 Smartcode administrative approval for the development of one 64-unit apartment building on Lot 2.

Site Planning & Building Architecture:

Vehicular access to the site is achieved from East Cheryl Parkway and Lacy Road. Pedestrian access to the site is from both East Cheryl Parkway and Lacy Road.

The new building will be three stories and contain 64 apartments. The development will incorporate underground vehicle and bicycle parking with additional surface parking provided on site.

The building façades will reflect variations in color, texture and material with high-quality materials. The exterior materials will be a combination of masonry and siding.

Site Development Data:**Building Height:** 3 Stories**Densities:**

Lot Area	48,054 S.F. or 1.1 acres
Dwelling Units	64 units
Lot Area / D.U.	751 S.F./unit
Density	58.2 units/acre
Lot Coverage (Building)	23,583 S.F.
Impervious Surface	5,203 S.F.

Floor Area Ratio:

Gross Floor Area	65,518 S.F.
Floor Area Ratio	.73
<i>(Excludes parking)</i>	

Dwelling Unit Mix: Apartments

Efficiency	9
One Bedroom	34
One Bedroom + Den	7
Two Bedroom	11
Three Bedroom	3
Total	64

Vehicle Parking Stalls	Lot 2	Lot 1
Surface	12	57
Underground	64	-
Total	76	57

Bicycle parking Stalls

Surface	26
Underground	18
Total	44

Project Schedule:

This project will be a phased development with construction commencing in the spring of 2015 with a 10 to 12 month timeline and scheduled completion/occupancy slated for late winter or early spring 2016.

Social & Economic Impacts:

The development will have a positive social and economic impact through the creation of additional housing. The project will create new construction jobs as well as positions at the property dedicated to managing and maintaining the facility and servicing the residents.

Thank you for your time in reviewing our proposal.

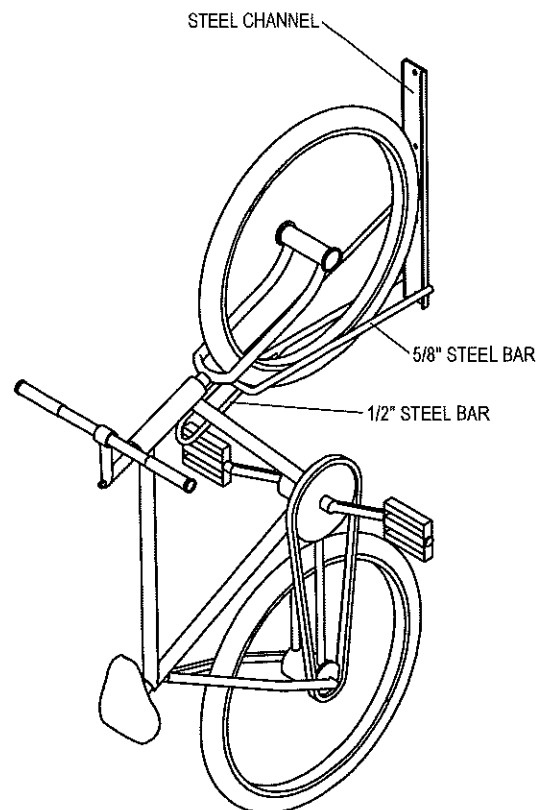
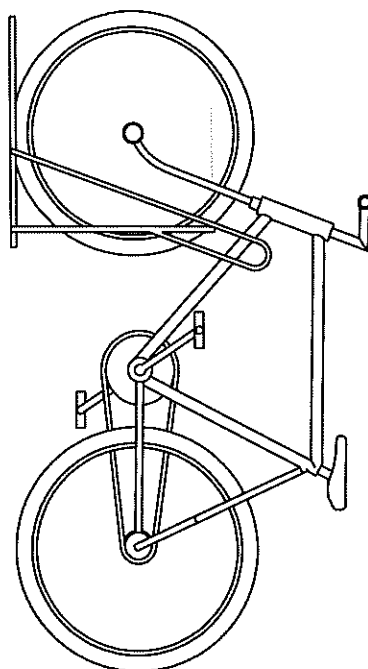
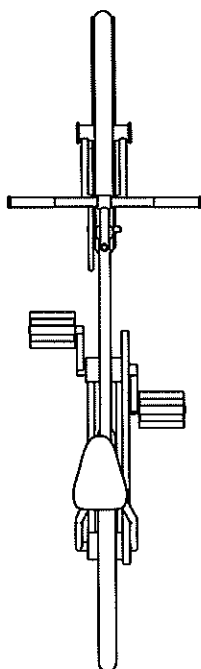
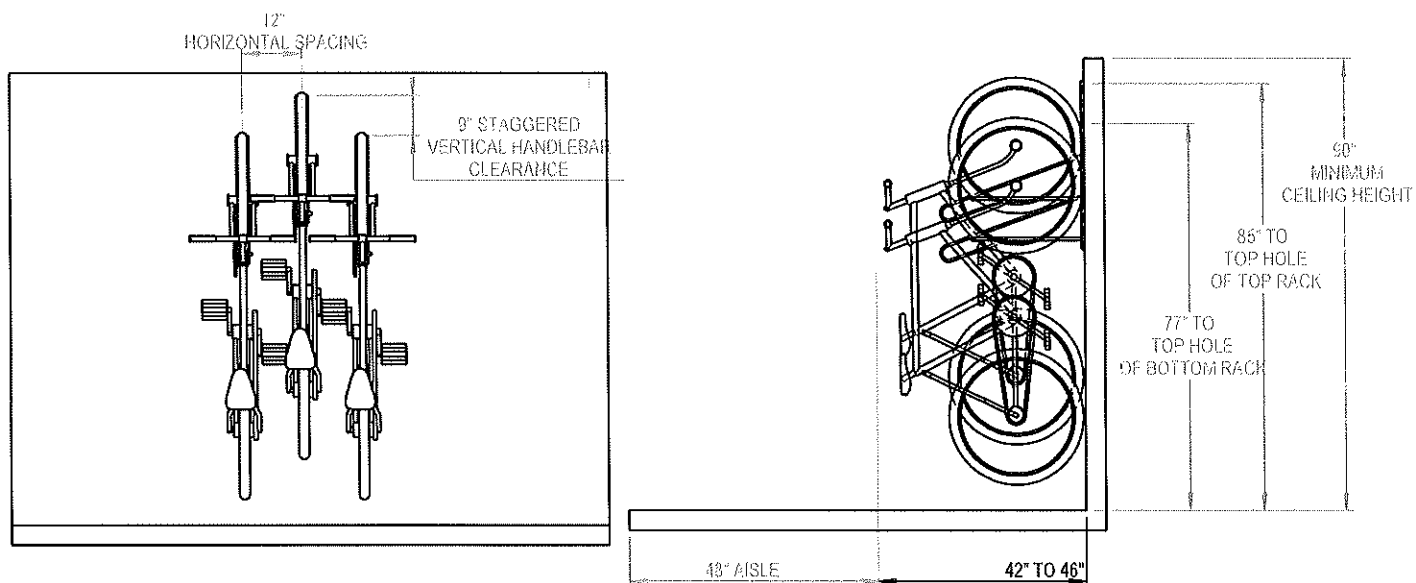
Very Truly Yours,

Kevin Burow, AIA
Member



MADRAX DIVISION

TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: BSV-1-WM
DESCRIPTION: BIKE STORAGE VERTICAL, 1 BIKE, WALL MOUNT

DATE: 8-7-09
ENG: BLW

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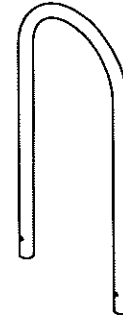
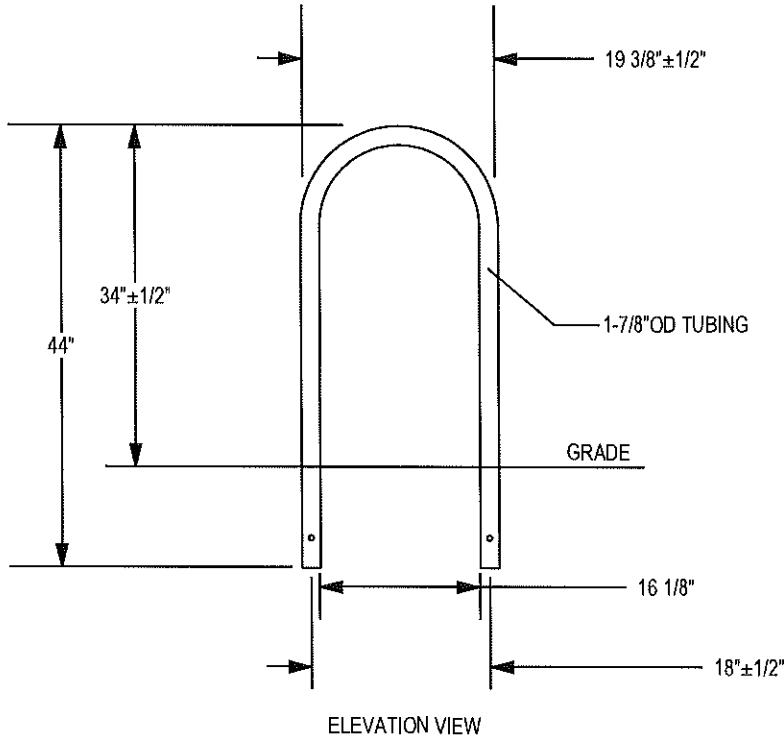
NOTES:

1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

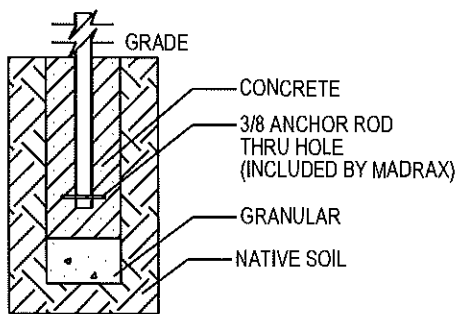


MADRAX DIVISION

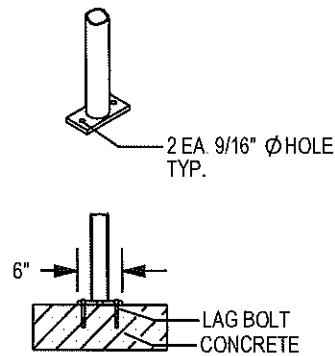
TRILARY, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 849-1080, F(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



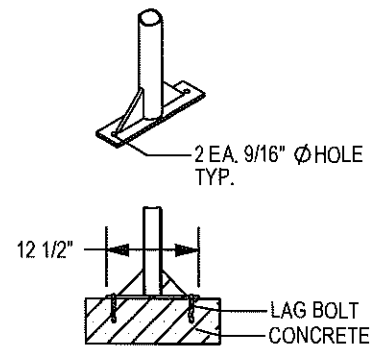
CHECK DESIRED MOUNT □



□ IN GROUND MOUNT (IG)



□ SURFACE FLANGE MOUNT (SF)
SECTION VIEWS



□ SURFACE GUSSET MOUNT (SG)
UPCHARGE

PRODUCT: U190-IG(SF,SG)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 8-5-02
ENG: TLG

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NOTES:

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2. CONSULTANT TO SELECT COLOR(FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

XSP Series

XSPW™ Wall Mount Luminaire

Product Description

The XSPW™ wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

Utilizes BetaLED® Technology

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

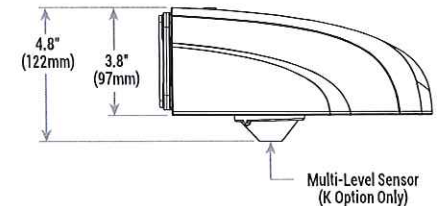
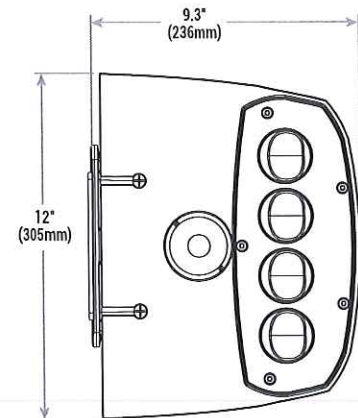
CCT: 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

Accessories

Field-Installed	
Mounting Plates	
WM-PLT12** - 12x12	WM-PLT121** - 14x14

** Must specify color



Ordering Information

Example: XSPWA02FC-UZ

Product	Version	Mounting	Optic	Modules	Input Power Designator	—	Voltage	Color Options	Options
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	F 4000K M 5700K	C 42W G 25W	— US * Canada	U Universal 120-277V 1 120V 2 208-277V 6* 347V	Z Bronze S Silver T Black B Platinum Bronze W White	Y 0-10V Dimming - Control by others - Available with Input Power Designator C only - Refer to dimming spec sheet for details P Photocell - Not available with K option - Must specify 1, 2, or 6 voltage K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only

* See www.cree.com/lighting/products/warranty for warranty terms

* Available in Canada only



Rev. Date: V4 02/10/2015

US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

XSPW™ Wall Mount Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Bronze, silver, black, white, and platinum bronze are available
- Weight: 9.5lbs. (4.3kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz, Class 2 driver
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Source Current:** 0.15 mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified. Please refer to <http://www.designlights.org/QPL> for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 7% when operating between 120-347V +/- 10%

Recommended Cree® XSPW Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ³ LMF
5°C (41°F)	C	1.04	1.02	1.01	1.00	1.00
	G					
10°C (50°F)	C	1.03	1.01	1.00	0.99	0.99
	G					
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20°C (68°F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96
	G					

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

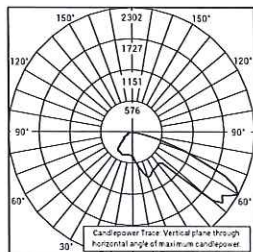
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

XSPW™ Wall Mount Luminaire

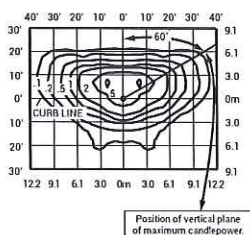
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. To obtain an IES file specific to your project consult: <http://www.cree.com/lighting>.

2



CESTL Test Report #: 2014-0017
BXSPWA*2FG-US
Initial Delivered Lumens: 2,739

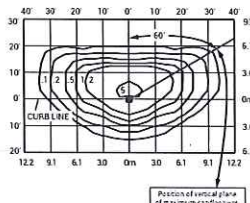


BXSPWA*2FC-US
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

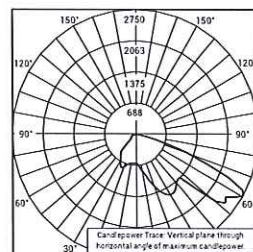
* Initial delivered lumens at 25°C (77°F)

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.

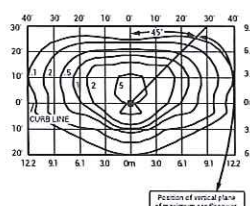


BXSPWA*2FG-US
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

3



CESTL Test Report #: 2014-0018
BXSPWA*3FC-US
Initial Delivered Lumens: 4,187

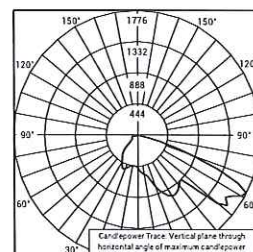


BXSPWA*3FC-US
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

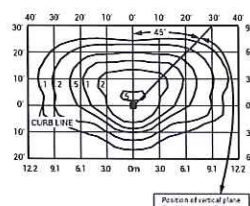
Type III Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F)

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf.



CESTL Test Report #: 2014-0019
BXSPWA*3FG-US
Initial Delivered Lumens: 2,692



BXSPWA*3FG-US
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

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US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

CREE

T (800) 473-1234 F (800) 890-7507

ARE-EDG-4MB/4MP-DL

Cree Edge™ Area Luminaire - Type IV Medium w/ Backlight Control - Direct Arm Mount Long

Product Description

Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.

Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)

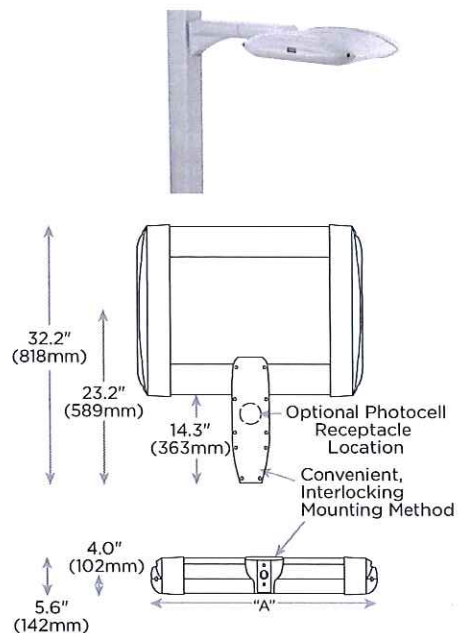
Limited Warranty*: 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish

EPA and Weight: Reference EPA and Weight spec sheet

Accessories

Field Installed Accessories

XA-BRDSPK
Bird Spikes



LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

Ordering Information

Example: ARE-EDG-4MB-DL-04-E-UL-SV-350-OPTIONS

ARE-EDG		DL		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	4MB Type IV Medium w/ BLS 4MP Type IV Medium w/ Partial BLS	DL Direct Arm Long	04 06 08 10 12 14 16 20 24	E	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350* 350mA 525** 525mA 700*** 700mA	40K 4000K Color Temperature - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175 / 350 / 525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included P Photocell - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH R NEMA Photocell Receptacle - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Photocell by others ML Multi-Level - Refer to ML spec sheet for details

* See www.cree.com/lighting/products/warranty for warranty terms

* Available on luminaires with 60-240 LEDs.

** Available on luminaires with 40-160 LEDs. *** Available on luminaires with 40-60 LEDs.



Rev. Date: 09/27/13



www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Convenient interlocking mounting method. Mounting housing is rugged die cast aluminum mounting to 3-6" (76-152mm) square or round pole, secured by two 5 / 16-18 UNC bolts spaced on 2" (51mm) centers.
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

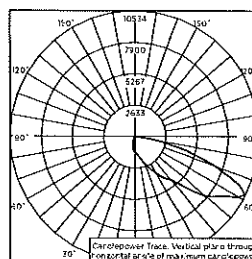
- Input Voltage:** 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- Power Factor:** > 0.9 at full load
- Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

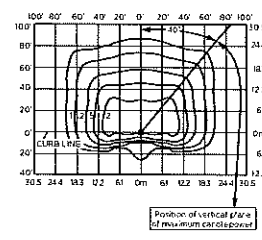
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- Meets Buy American requirements within ARRA

Photometry

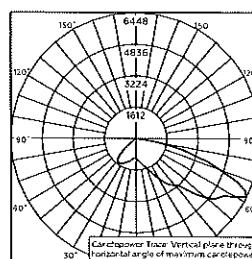
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



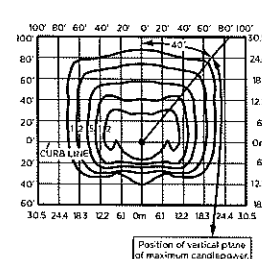
CSA Test Report #: 6449
ARE-EDG-4MB-12-E-UL-525-40K
Initial Delivered Lumens: 13,155



ARE-EDG-4MB-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,340
Initial FC at grade



CSA Test Report #: 6417
ARE-EDG-4MP-12-E-UL-525-40K
Initial Delivered Lumens: 9,989



ARE-EDG-4MP-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,640
Initial FC at grade

IES Files

To obtain an IES file specific to your project consult:
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

Lumen Output, Electrical, and Lumen Maintenance Data

Type IV Medium Distribution w/ BLS																	
LED Count (x10)	5700K				4000K				System Watts 120-480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15°C (59°F)***	
	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM 15-11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM 15-11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM 15-11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM 15-11		120V	208V	240V	277V	347V	480V		
350mA @ 25°C (77°F)																	
06	4,959	B1 U0 G1	5,815	B1 U0 G1	4,776	B1 U0 G1	5,599	B1 U0 G1	66	0.52	0.31	0.28	0.26	0.20	0.15	93%	
08	6,613	B1 U0 G2	7,753	B2 U0 G2	6,368	B1 U0 G2	7,466	B2 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20		
10	8,245	B1 U0 G2	9,668	B2 U0 G2	7,941	B1 U0 G2	9,310	B2 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24		
12	9,895	B1 U0 G2	11,601	B2 U0 G2	9,529	B1 U0 G2	11,172	B2 U0 G2	130	1.10	0.65	0.55	0.48	0.38	0.28		
14	11,471	B1 U0 G2	13,449	B2 U0 G2	11,046	B1 U0 G2	12,951	B2 U0 G2	158	1.32	0.77	0.68	0.62	0.47	0.35		
16	13,110	B1 U0 G2	15,370	B3 U0 G2	12,624	B1 U0 G2	14,801	B3 U0 G2	179	1.49	0.87	0.77	0.68	0.53	0.39		
20	16,393	B2 U0 G3	19,213	B3 U0 G3	15,781	B2 U0 G3	18,501	B3 U0 G2	220	1.84	1.06	0.93	0.83	0.64	0.47	92%	
24	19,665	B2 U0 G3	23,056	B3 U0 G3	18,937	B2 U0 G3	22,202	B3 U0 G3	261	2.19	1.26	1.10	0.97	0.76	0.56		
525mA @ 25°C (77°F)																	
06	4,682	B1 U0 G1	5,490	B1 U0 G1	4,509	B1 U0 G1	5,286	B1 U0 G1	70	0.58	0.34	0.31	0.28	0.21	0.16	92%	
08	6,943	B1 U0 G2	8,140	B2 U0 G2	6,686	B1 U0 G2	7,839	B2 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22		
10	9,258	B1 U0 G2	10,854	B2 U0 G2	8,915	B1 U0 G2	10,452	B2 U0 G2	133	1.13	0.66	0.58	0.51	0.39	0.28		
12	11,544	B1 U0 G2	13,535	B2 U0 G2	11,117	B1 U0 G2	13,034	B2 U0 G2	171	1.43	0.83	0.74	0.66	0.50	0.38		
14	13,853	B2 U0 G2	16,242	B3 U0 G2	13,340	B1 U0 G2	15,640	B3 U0 G2	202	1.69	0.98	0.86	0.77	0.59	0.44		
16	16,060	B2 U0 G3	18,829	B3 U0 G2	15,465	B2 U0 G2	18,131	B3 U0 G2	232	1.94	1.12	0.98	0.87	0.68	0.50		
20	19,354	B2 U0 G3	21,519	B3 U0 G3	17,674	B2 U0 G3	20,722	B3 U0 G3	263	2.21	1.27	1.11	0.97	0.77	0.56	90%	
700mA @ 25°C (77°F)																	
06	5,219	B1 U0 G2	6,105	B2 U0 G2	5,507	B1 U0 G2	6,457	B2 U0 G2	92	0.78	0.46	0.40	0.36	0.27	0.20		
08	8,481	B1 U0 G2	9,943	B2 U0 G2	8,167	B1 U0 G2	9,575	B2 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29		

* Actual production yield may vary between -4 and +10% of initial delivered lumens.

** For more information on the IES BUG (Beam Light Uniformity) Rating visit www.iesna.org/PCF/Emas/TH-15-11-2-2-RatingsAdded.m.pdf.

*** For recommended lumen maintenance factor data see TD 13. Calculated L_{70} based on 60,000 hours LM 80 test result > 150,000 hours.

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www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415



ARE-EDG-4MB/4MP-DA

Cree Edge™ Area Luminaires – Type IV Medium w/ Backlight Control – Direct Arm Mount

Product Description

Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3–6" (76–152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.

Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

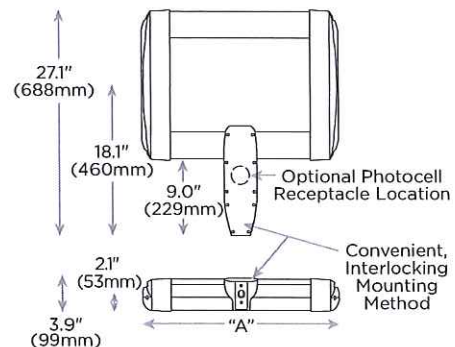
CCT: 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)

Limited Warranty¹: 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish

EPA and Weight: Reference EPA and Weight spec sheet

Accessories

Field Installed Accessories
XA-BRDSPK Bird Spikes



LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

Ordering Information

Example: ARE-EDG-4MB-DA-04-E-UL-SV-350-OPTIONS

ARE-EDG	DA	E						
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	4MB Type IV Medium w / BLS 4MP Type IV Medium w / Partial BLS	DA Direct Arm	04 06 08 10 12 14 16 20 24	E	UL Universal 120–277V UH Universal 347–480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350* 350mA 525** 525mA 700*** 700mA	40K 4000K Color Temperature - Color temperature per luminaire DIM 0–10V Dimming - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175 / 350 / 525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included P Photocell - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH R NEMA Photocell Receptacle - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Photocell by others ML Multi-Level - Refer to ML spec sheet for details

¹ See www.cree.com/lighting/products/warranty for warranty terms

* Available on luminaires with 60–240 LEDs.

** Available on luminaires with 40–160 LEDs.

*** Available on luminaires with 40–60 LEDs.



Rev. Date: 09/27/13



Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Convenient interlocking mounting method. Mounting housing is rugged die cast aluminum mounting to 3-6" (76-152mm) square or round pole, secured by two 5 / 16-18 UNC bolts spaced on 2" (51mm) centers
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

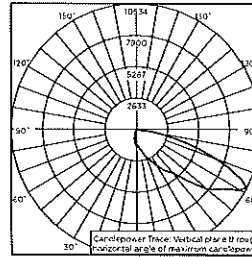
- Input Voltage:** 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- Power Factor:** > 0.9 at full load
- Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

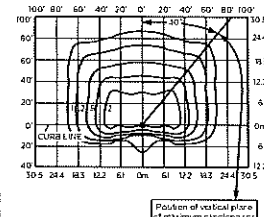
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- Meets Buy American requirements within ARRA

Photometry

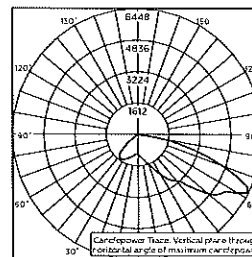
All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



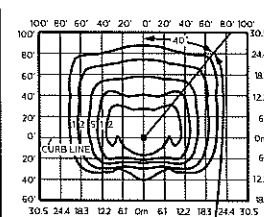
CSA Test Report #: 6449
ARE-EDG-4MB-12-E-UL-525-40K
Initial Delivered Lumens: 13,155



ARE-EDG-4MB-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,340
Initial FC at grade



CSA Test Report #: 6417
ARE-EDG-4MP-06-E-UL-700-40K
Initial Delivered Lumens: 9,989



ARE-EDG-4MP-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,640
Initial FC at grade

IES Files

To obtain an IES file specific to your project consult:
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

Lumen Output, Electrical, and Lumen Maintenance Data

Type IV Medium Distribution w/ BLS																
LED Count (x10)	5700K				4000K				System Watts 120-480V	TOTAL CURRENT						50K Hours Projected Lumen Maintenance Factor @ 15° C (59° F)***
	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15.11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15.11	Initial Delivered Lumens w/ BLS*	BUG Ratings** Per TM-15.11	Initial Delivered Lumens w/ Partial BLS*	BUG Ratings** Per TM-15.11		120V	208V	240V	277V	347V	480V	
350mA @ 25° C (77° F)																
05	4,959	B1 U0 G1	5,815	B1 U0 G1	4,776	B1 U0 G1	5,599	B1 U0 G1	66	0.52	0.31	0.28	0.26	0.20	0.15	93%
08	6,613	B1 U0 G2	7,753	B2 U0 G2	6,468	B1 U0 G2	7,466	B2 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20	
10	8,746	B1 U0 G2	9,668	B2 U0 G2	7,941	B1 U0 G2	9,310	B2 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24	
12	9,895	B1 U0 G2	11,601	B2 U0 G2	9,529	B1 U0 G2	11,172	B2 U0 G2	130	1.10	0.63	0.55	0.48	0.38	0.28	
14	11,471	B1 U0 G2	13,449	B2 U0 G2	11,046	B1 U0 G2	12,951	B2 U0 G2	158	1.32	0.77	0.68	0.62	0.47	0.35	
16	13,110	B1 U0 G2	15,370	B3 U0 G2	12,624	B1 U0 G2	14,801	B3 U0 G2	179	1.49	0.87	0.77	0.68	0.53	0.39	
20	16,388	B2 U0 G3	19,213	B3 U0 G3	15,781	B2 U0 G3	18,501	B3 U0 G2	220	1.84	1.06	0.93	0.83	0.64	0.47	
24	19,665	B2 U0 G3	23,056	B3 U0 G3	18,937	B2 U0 G3	22,202	B3 U0 G3	261	2.19	1.26	1.10	0.97	0.76	0.56	
525mA @ 25° C (77° F)																
04	4,682	B1 U0 G1	5,490	B1 U0 G1	4,509	B1 U0 G1	5,286	B1 U0 G1	70	0.58	0.34	0.31	0.28	0.21	0.15	92%
06	6,943	B1 U0 G2	8,140	B2 U0 G2	6,686	B1 U0 G2	7,819	B2 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22	
08	9,258	B1 U0 G2	10,854	B2 U0 G2	8,915	B1 U0 G2	10,452	B2 U0 G2	133	1.11	0.66	0.58	0.51	0.39	0.28	
10	11,544	B1 U0 G2	13,535	B2 U0 G2	11,117	B1 U0 G2	13,034	B2 U0 G2	171	1.43	0.83	0.74	0.66	0.50	0.38	
12	13,853	B2 U0 G2	16,242	B3 U0 G2	13,340	B1 U0 G2	15,640	B3 U0 G2	202	1.69	0.98	0.86	0.77	0.59	0.44	
14	15,060	B2 U0 G3	18,029	B3 U0 G2	15,465	B2 U0 G2	18,131	B3 U0 G2	232	1.94	1.12	0.98	0.87	0.68	0.50	
16	18,554	B2 U0 G3	21,519	B3 U0 G3	17,674	B2 U0 G3	20,722	B3 U0 G3	263	2.21	1.27	1.11	0.97	0.77	0.56	
700mA @ 25° C (77° F)																
04	5,719	B1 U0 G2	6,705	B2 U0 G1	5,507	B1 U0 G1	6,457	B2 U0 G1	92	0.78	0.46	0.40	0.36	0.27	0.20	90%
06	8,481	B1 U0 G2	9,943	B2 U0 G2	8,167	B1 U0 G2	9,575	B2 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29	

* Actual production yield may vary between -4 and +10% of initial delivered lumens.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit www.iesna.org/FOI/Enlighten/15-11-13/bugRatingAddend.m.pdf.

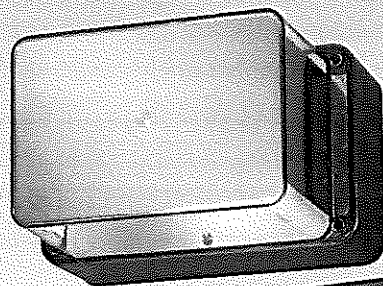
*** For recommended lumen maintenance factor data see IES TM-15.11. Calculated L₇₀ based on 6,000 hours LM-B8-08 testing > 150,000 hours.

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T (800) 236-6800 F (262) 504-5415





Lamp Included!
E5 Series
(shown with Gold Shroud option)



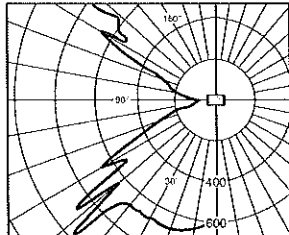
E8 Series
(shown with Bronze Shroud option)

Up/Down Cutoff & Deep Shielded

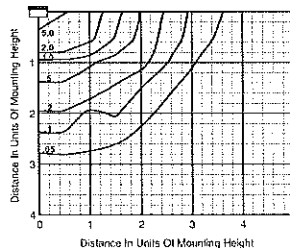
E5 Series Up/Down Cutoff

The optics provide controlled uplight and downlight with side cutoff. The E5 Series optics are also available for vertical mounting; add suffix "R" to catalog number.

NOTE: 50-watt MH with suffix "G" is supplied with a glass insert to allow operation in the wall-mounted position.



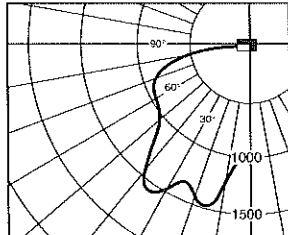
Candlepower Distribution Curve of 50W HPS E5 Up/Down Cutoff Light.



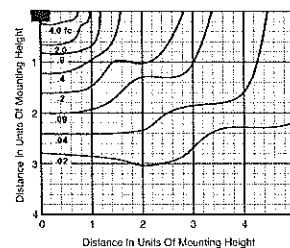
Isofootcandle plot of one 50W HPS E5 Up/Down Cutoff Light at 10' (3.0 m) mounting height (plan view).

E8 Series Deep Shielded

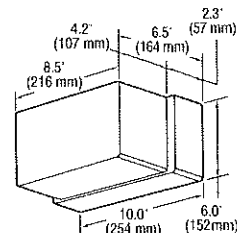
Front brightness shielding without sacrificing wide light distribution. The E8 works ideally over entrances.



Candlepower Distribution Curve of 70W HPS E8 Deep Shielded Light.



Isofootcandle plot of one 70W HPS E8 Deep Shielded Light at 15' (4.6 m) mounting height (plan view).



For 50, 70 and 100W HPS with quad-volt or tri-volt, and all MH fixtures, the housing depth is 3" (76 mm), and the overall fixture depth is 7.2" (183 mm).

Order Information

Description	Wattage/ Lamp Type	Catalog Number	Mounting Position
Up/Down Cutoff	50W MH	E5405-MG	Wall
	35W HPS	E5503-1	Any
	50W HPS	E5505-1	Any
Deep Shielded	50W MH	E8405-M	Wall Downlight only
	70W MH	E8407-M	Wall Downlight only
	35W HPS	E8503-1	Any
	50W HPS	E8505-1	Any
	70W HPS	E8507-1	Wall Downlight only
	100W HPS	E8510-1	Wall Downlight only

NOTE: Suffix "G" indicates glass insert is supplied.

Options: (Factory-Installed)	Change Suffix To	Add After Suffix
277V ballast (35-50W HPS only)	2	
347V ballast (50W HPS only)	6	
Quad-volt ballast (70-100W HPS only)	M	
Tri-volt ballast (50 & 70W MH only)	T	
Tri-volt ballast (70 & 100W HPS only)	T	
Photocell (120V, 277V, 208V, 240V or 347V)	1, 2, 3, 4 or 6	P
Bronze Color Shroud		BS
Gold Color Shroud (not available on 100W HPS)		GS
High Power Factor ballast		H
Tamperproof Lens Fasteners		J
Vertical Mounting (E5 Series only)		R
NOTE: Not available when both hpf and photocell supplied		
Polycarbonate Lens		V

Accessories: (Field-Installed)

Description	Catalog Number
Surface Mounting Box	ESB-7
Pole Mounting Bracket	PAS-7
Tamperproof Screwdriver	TPS-1

Catalog Number Logic/Voltage Suffix Key Page 9

Bollard Panel Page 31

Accessories Page 39

E5 Series Mounting Multipliers

Height	Multiplier
7' (2.1 m)	2.04
8' (2.4 m)	1.56
9' (2.7 m)	1.23
10' (3.0 m)	1.00
12' (3.7 m)	0.69
15' (4.6 m)	0.44
20' (6.1 m)	0.25

E8 Series Mounting Multipliers

Height	Multiplier
8' (2.4 m)	3.52
10' (3.0 m)	2.25
12' (3.7 m)	1.56
15' (4.6 m)	1.00
20' (6.1 m)	0.56
25' (7.6 m)	0.36

The E5 Series photometric data was developed in testing Ruud fixtures with clear, 50W HPS 4,000 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

Lamp/Wattages	Multiplier
50W MH	0.85
35W HPS	0.56

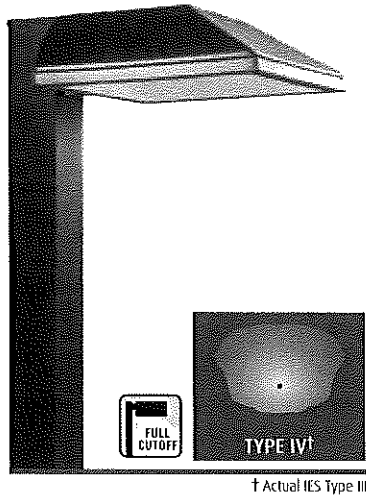
The E Series photometric data in this section was developed in testing Ruud fixtures with clear, 70W HPS 6,400 lumen medium base lamps. Footcandle readings for other wattages and lamp types may be obtained by multiplying the chart values by the following:

Lamp/Wattages	Multiplier
50W MH	0.53
70W MH	0.86
35W HPS	0.35
50W HPS	0.63
100W HPS	1.48

Fast Shipping... DIRECT!

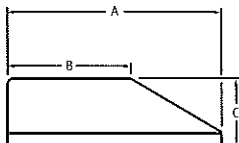
(800) 236-7000, 7 a.m. to 6 p.m. CT

Fax: (800) 236-7500 • www.ruudlighting.com



**STANDARD IN BLACK
SHOWN WITH OPTIONAL ACCENT STRIPE**

Minimum 150°C Supply Conductors
Required for Wall Mount.
NON COMBUSTIBLE SURFACE ONLY



"A"	"B"	"C"
16" Square (406 mm)	9.5" (241 mm)	5.1" (129 mm)
22" Square (559 mm)	13.4" (340 mm)	6.5" (165 mm)



Rating applies as
a downlight only



for Wet
Locations

WAC SERIES by RUUD LIGHTING DIRECT

WEDGE FORWARD THROW AREA LIGHT

Available in 16-inch or 22-inch square, the distinctive architectural styling of WPR Series fixtures offers an estimated 50% lower EPA values than typical shoebox housings. Fixtures feature a clear, tempered glass lens mounted securely in the recessed die-cast door frame. WAC Series fixtures use a forward throw area cutoff reflector with a main beam of 60+ degrees from vertical providing great lateral distribution and uniformity.

APPLICATIONS: Parking areas

LAMP INCLUDED

LAMP WATTAGE	HOUSING SIZE	CATALOG NUMBER
100W PSMH	16"	WAC*410-M
150W PSMH	16"	WAC*615-M
250W PSMH	22"	WAC*6925-M
320W PSMH Φ	22"	WAC*6932-M
400W PSMH Φ	22"	WAC*6940-M
100W HPS	16"	WAC*510-M
150W HPS	16"	WAC*515-M
250W HPS	22"	WAC*592-M
400W HPS	22"	WAC*594-M

Φ Reduced envelope lamp. ED28 for 320W & 400W PSMH.

MOUNTING CODES

Insert Code at * in Catalog Number



1 = 1-1/2" Close Pole Mount

2 = 6" Extended Pole Mount

8 = No Mounting Hardware
(factory-drilled with 2-foot cord)

W = Wall Mount

NOTE: When using multiple 22" sq. housings at a 90° configuration, a special 12" arm is required, see page 91.

**SEE PAGE 88 FOR MORE INFORMATION
ABOUT THESE MOUNTINGS**

MOUNTING ALTERNATIVES START ON PAGE 90

FACTORY-INSTALLED OPTIONS

DESCRIPTION	CHANGE SUFFIX TO	ADD AFTER SUFFIX
277V Reactor Ballast (150W-400W PSMH only)	27	
480V Ballast (100W PSMH only)	5	
(150W-400W PSMH, 250W-400W HPS only)	5	
(100W-150W HPS only)	5	
Canada Tri-volt Ballast (120/277/347V) (150W-400W PSMH, 250W-400W HPS only)	T	
(100W & 150W HPS and 100W PSMH only)	T	
Single Fuse (277V Reactor, 120V, 277V, or 347V)	27, 1, 2 or 6	F
Dual Fuse (208V, 240V, or 480V) (n/a Canada)	3, 4 or 5	F
Quartz Standby (n/a 277V reactor) (delay-relay type) (includes 100W Q lamp)		Q
Button Photocell (n/a on 480V) (277V Reactor, 120V, 277V, 208V, or 240V) (Canada 347V)	27, 1, 2, 3, or 4 6	P P
External Photocell (480V only)	5	P

Accent Stripe (note at end of catalog number prefix: G=Grey, R=Red (WAC1615R-M))

FIELD-INSTALLED ACCESSORIES

DESCRIPTION	CATALOG NUMBER
Wire Guard 16" Housing 22" Housing	FWG-16 FWG-22
Backlight Shield^A 16" Housing 22" Housing	SBL-16 SBL-22

^A standard on Wall Mount, mounting code "W"

SEE PAGE 87 FOR MORE INFORMATION ABOUT THESE ACCESSORIES

Spec sheets and photometric files are available at www.ruudlightingdirect.com

Recycling Plan

Project Overview

Project Data

Client: Knothe & Bruce Architects
Project: Prima
Location: 5121 East Cheryl Parkway
Date: March 13, 2015
Contact: Kevin Burow

Project Overview

This proposed development is located on the corner of East Cheryl Parkway and Lacy Road replatted Lot 2. The site is part of the approved Article 3 Nine Springs Neighborhood Plan. This application is for Article 5 Smartcode administrative approval for the development of (1) apartment building on (1) lot totaling 64 units.

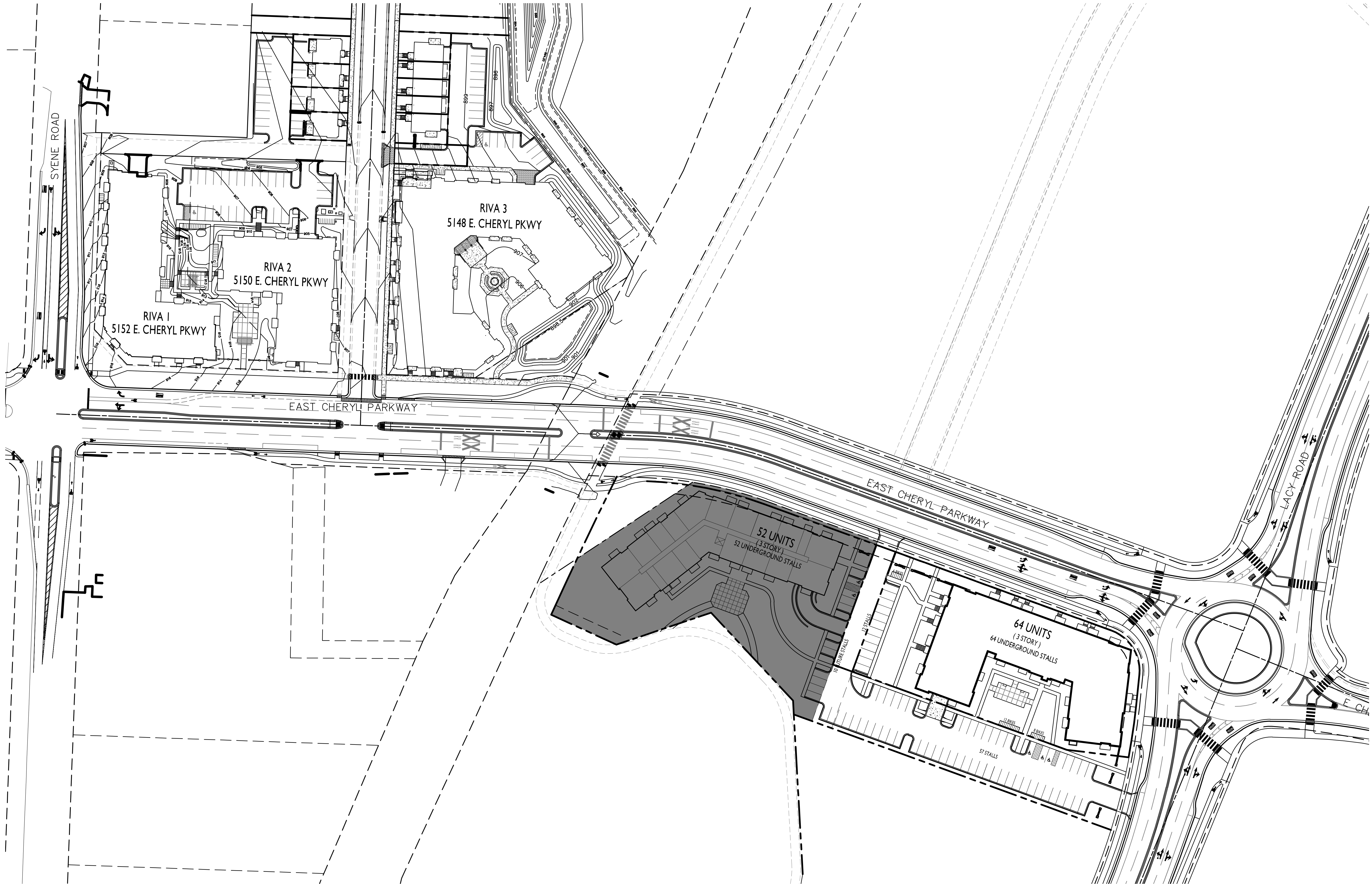
The Plan

1. The wood frame building will recycle the following items produced onsite:
 - Clean Wood
 - Clean Drywall
 - Shingles
 - Corrugated Cardboard
 - Non-Toxic Metal
2. 70% of construction material must be recycled according to City of Fitchburg Chapter 41 Ordinance, Section 151-157
3. Construction and Demolition Reuse/Recycling Report Form shall be submitted within 60 days of project completion.



Tivoli
Vicinity Map
East Cheryl Parkway





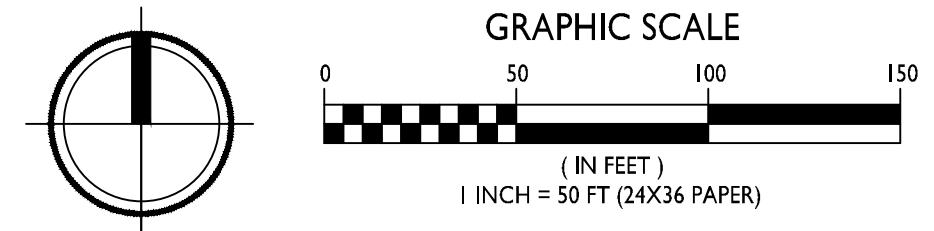
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Issued for Bid - February 4, 2015

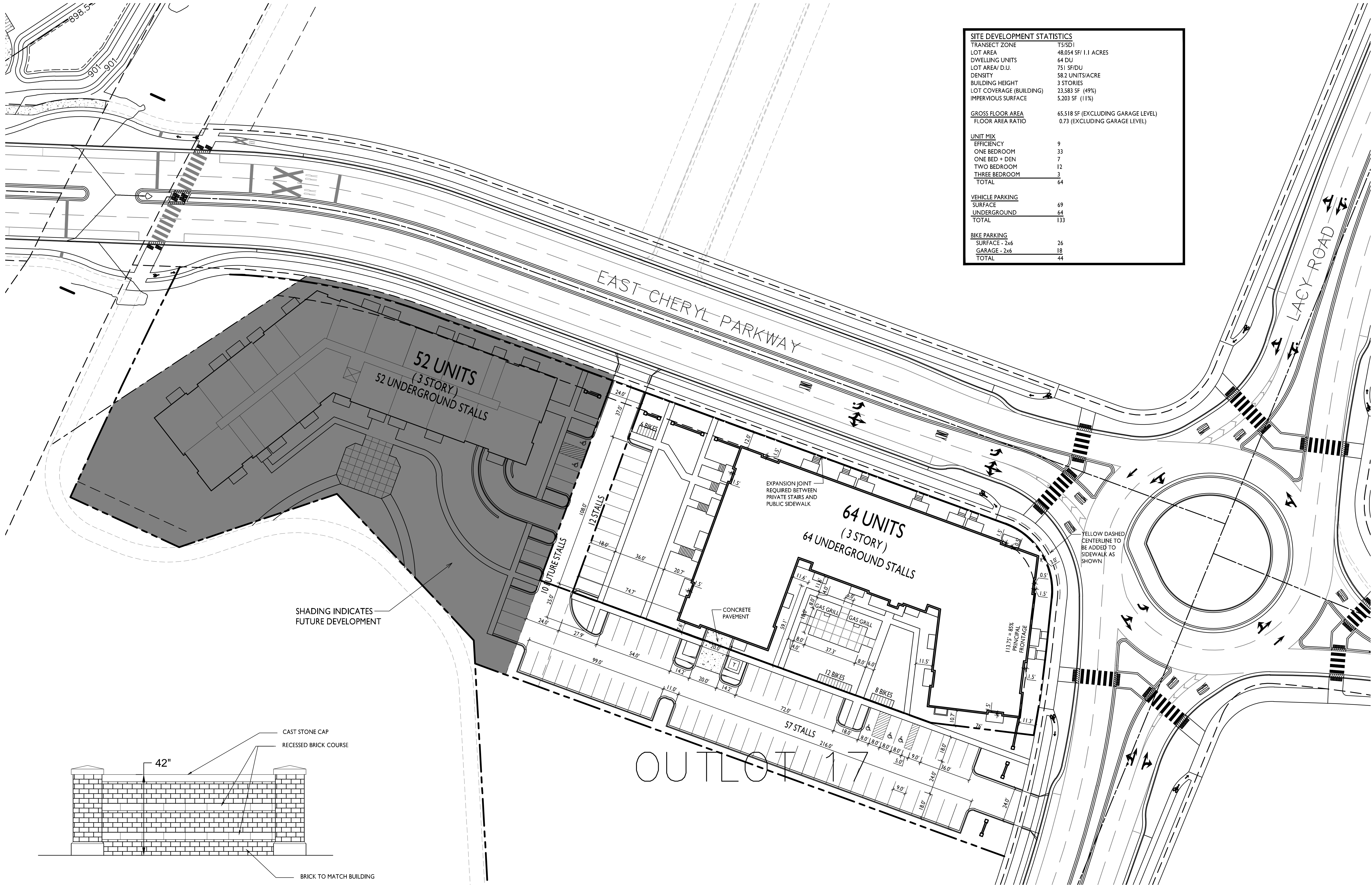
PROJECT TITLE
Prima

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Regional Site Plan

SHEET NUMBER

I REGIONAL SITE PLAN
C-1.0 1" = 50'-0"





SITE DEVELOPMENT STATISTICS	
TRANSECT ZONE	T5/SD1
LOT AREA	48,054 SF/ 1.1 ACRES
DWELLING UNITS	64 DU
LOT AREA/ D.U.	751 SF/DU
DENSITY	58.2 UNITS/ACRE
BUILDING HEIGHT	3 STORIES
LOT COVERAGE (BUILDING)	23,583 SF (49%)
IMPERVIOUS SURFACE	5,203 SF (11%)
GROSS FLOOR AREA	65,518 SF (EXCLUDING GARAGE LEVEL)
FLOOR AREA RATIO	0.73 (EXCLUDING GARAGE LEVEL)
UNIT MIX	
EFFICIENCY	9
ONE BEDROOM	33
ONE BED + DEN	7
TWO BEDROOM	12
THREE BEDROOM	3
TOTAL	64
VEHICLE PARKING	
SURFACE	69
UNDERGROUND	64
TOTAL	133
BIKE PARKING	
SURFACE - 2x6	26
GARAGE - 2x6	18
TOTAL	44

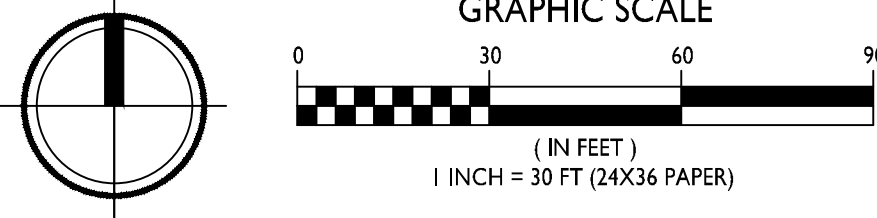
SHADING INDICATES
FUTURE DEVELOPMENT

CAST STONE CAP
RECESSED BRICK COURSE

BRICK TO MATCH BUILDING

2 TYPICAL STREETSCREEN & FENCE
C-I.1 NOT TO SCALE

1 SITE PLAN
C-I.1 1" = 30'-0"

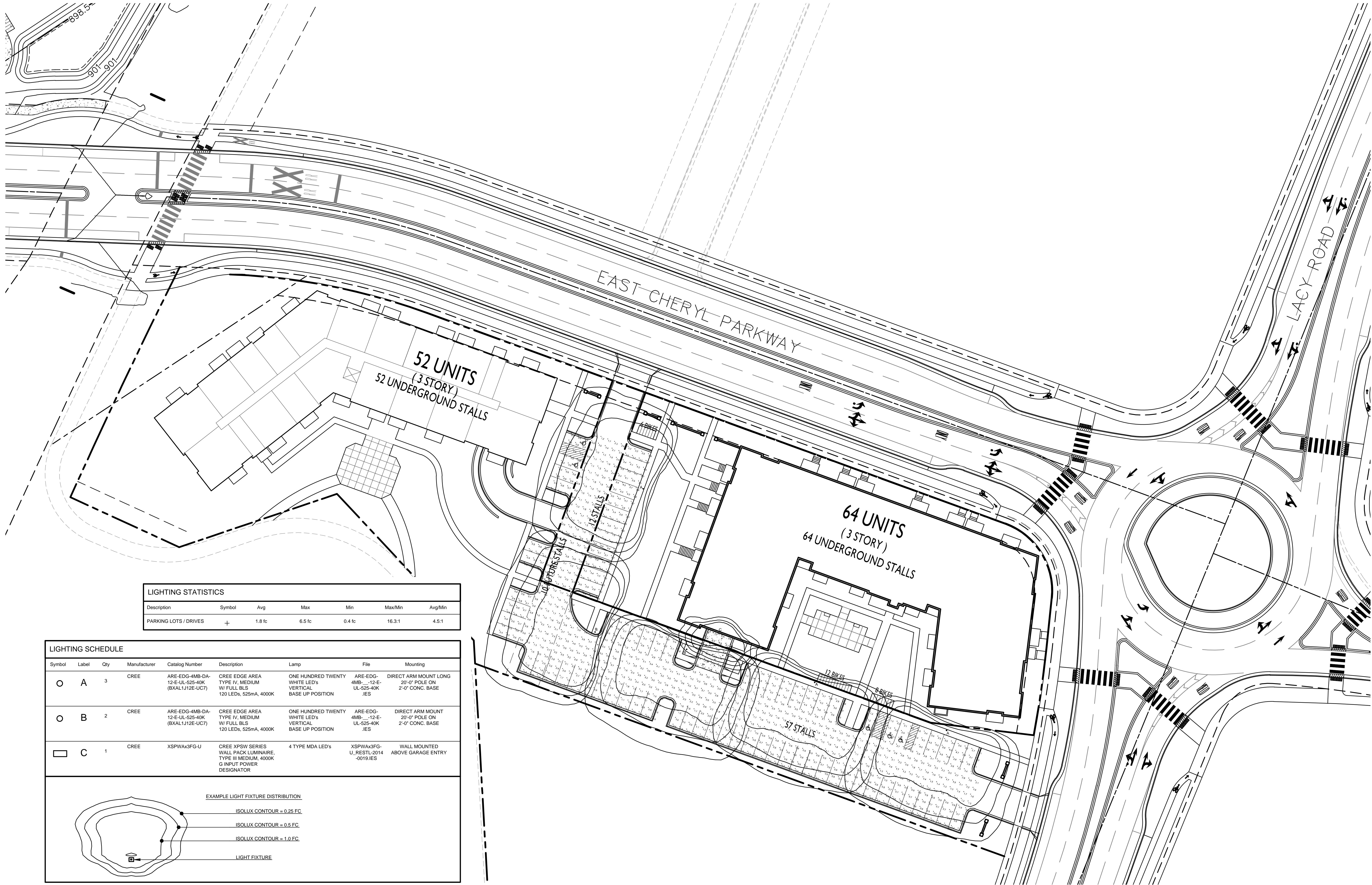


ISSUED
Issued for Bid - February 4, 2015

PROJECT TITLE
Prima

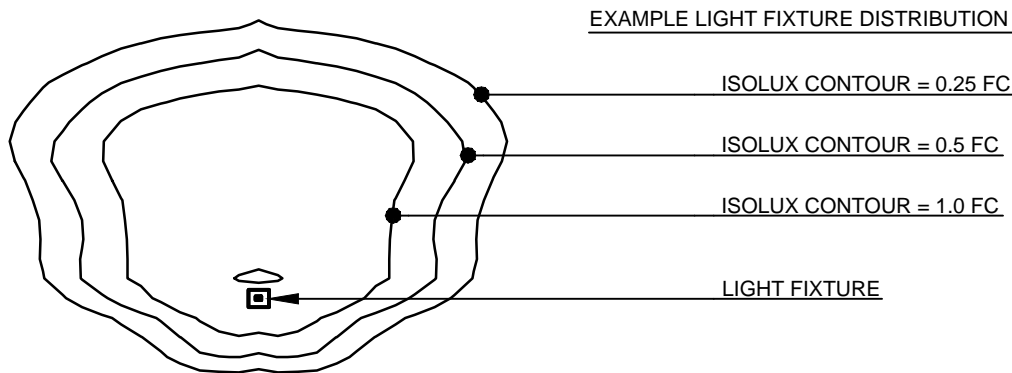
East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Site Plan

SHEET NUMBER



LIGHTING STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOTS / DRIVES	+	1.8 fc	6.5 fc	0.4 fc	16.3:1	4.5:1

LIGHTING SCHEDULE								
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Mounting
○	A	3	CREE	ARE-EDG-4MB-DA-12-E-UL-525-40K (BXAL1J12E-UC7)	CREE EDGE AREA TYPE IV, MEDIUM W/ FULL BLS 120 LED's, 525mA, 4000K	ONE HUNDRED TWENTY WHITE LED's VERTICAL BASE UP POSITION	ARE-EDG-4MB--12-E-UL-525-40K .IES	DIRECT ARM MOUNT LONG 20'-0" POLE ON 2'-0" CONC. BASE
○	B	2	CREE	ARE-EDG-4MB-DA-12-E-UL-525-40K (BXAL1J12E-UC7)	CREE EDGE AREA TYPE IV, MEDIUM W/ FULL BLS 120 LED's, 525mA, 4000K	ONE HUNDRED TWENTY WHITE LED's VERTICAL BASE UP POSITION	ARE-EDG-4MB--12-E-UL-525-40K .IES	DIRECT ARM MOUNT 20'-0" POLE ON 2'-0" CONC. BASE
□	C	1	CREE	XSPWA3FG-U	CREE XPSW SERIES WALL PACK LUMINAIRE, TYPE III MEDIUM, 4000K G INPUT POWER DESIGNATOR	4 TYPE MDA LED's	XSPWA3FG-U_RESTL-2014 -0019.IES	WALL MOUNTED ABOVE GARAGE ENTRY

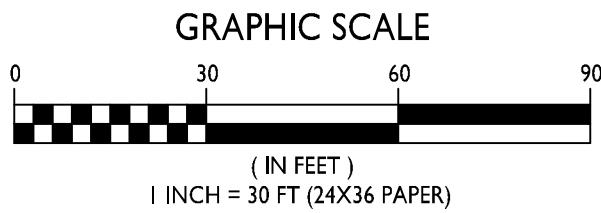
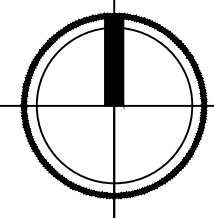


I

C-1.2

SITE LIGHTING PLAN

1" = 30'-0"



ISSUED
Issued for Bid - February 4, 2014

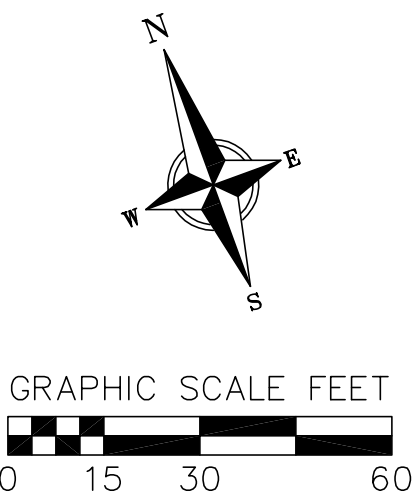
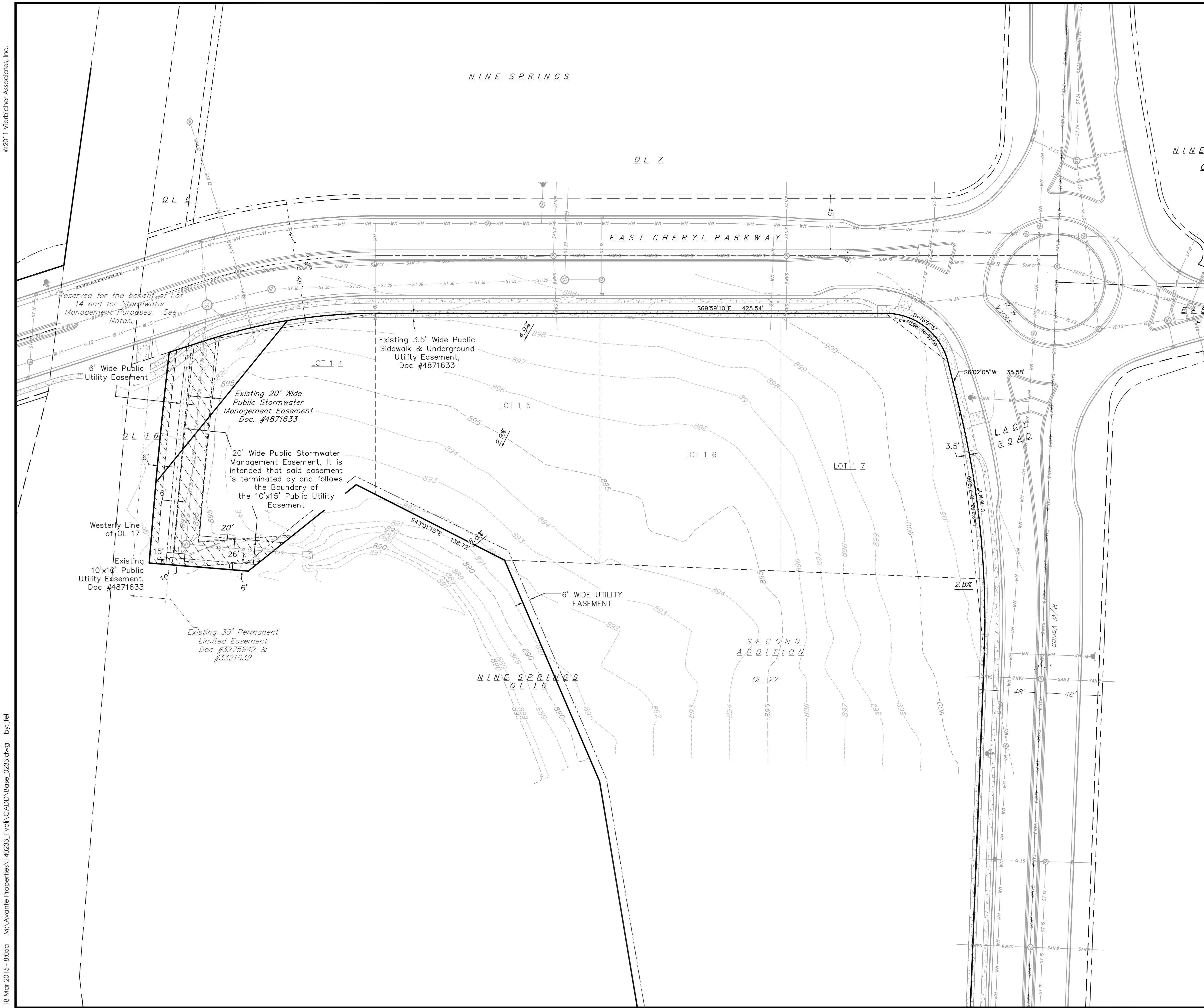
PROJECT TITLE
Prima

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Site Lighting Plan

SHEET NUMBER

C-1.2

PROJECT NO. 1414
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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING CURB STOP

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING SLOPE ARROWS
- EXISTING PARCEL LINE
- EXISTING LOT LINE
- EXISTING UTILITY EASEMENT
- EXISTING PROPERTY LINE

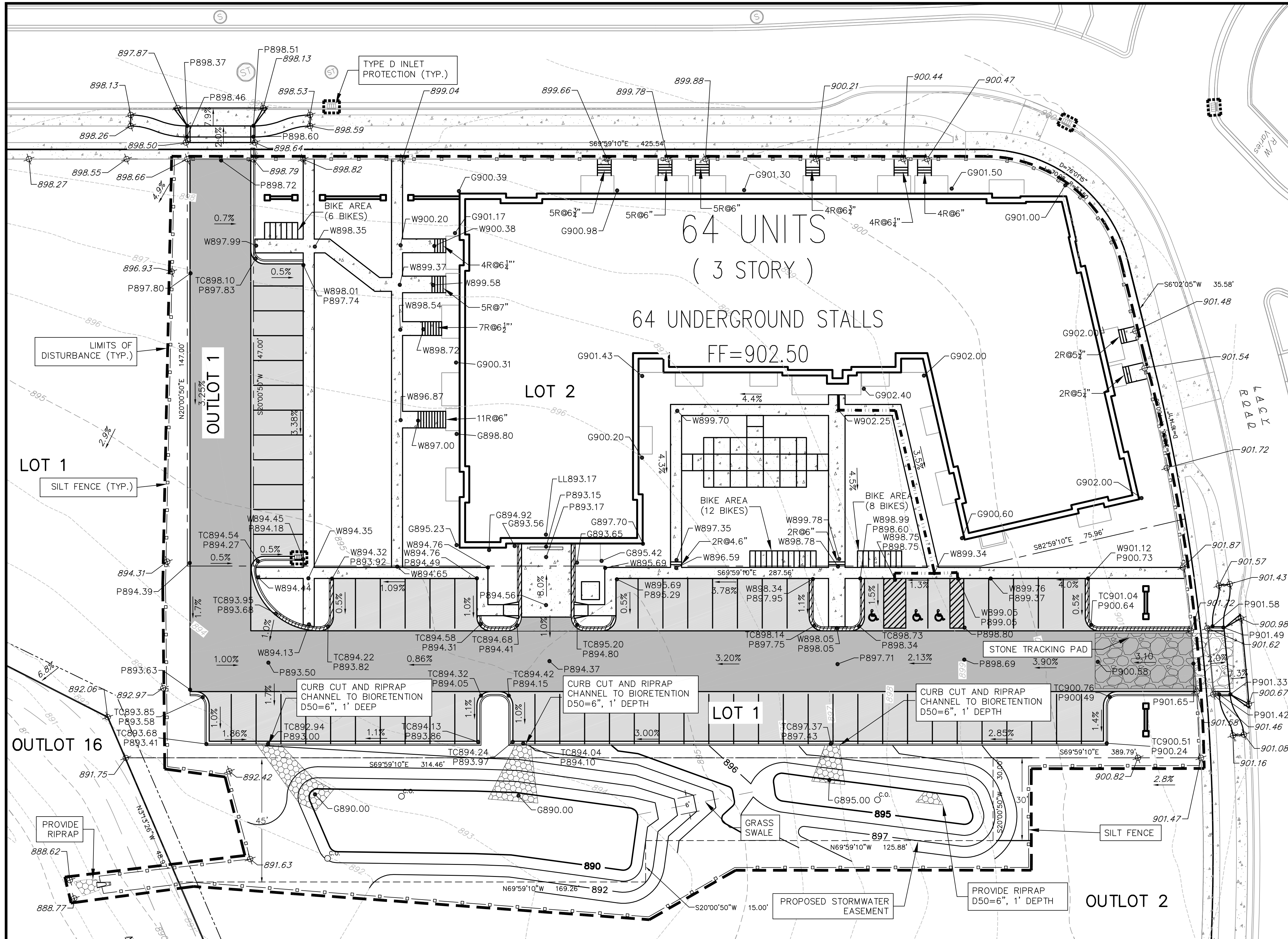
Existing Conditions Plan

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	1-23-15	4	3/18/15
2	2/04/15		
3	2/23/15		

SCALE AS SHOWN	DATE 1/23/2015
DRAFTER JFEL	PROJECT NO. 140233
CHECKED	SHEET 1 OF 7
	DWG. NO. C-2.0

Prima
5121 East Cheryl Parkway, City of Fitchburg
Dane County, Wisconsin

vierbicher
planners | engineers | advisors
REEDSBURG, MADISON, PARIS, CHEN
999 Fourth Drive, Suite 201, Madison, Wisconsin 53717
Phone: (608) 824-0332 Fax: (608) 824-0330



CONSTRUCTION SEQUENCE:

1. INSTALL INLET PROTECTION ON EXISTING INLETS ADJACENT TO PROPERTY.
2. INSTALL SILT FENCE AND TRACKING PAD.
3. STRIP AND STOCKPILE TOPSOIL
4. ROUGH GRADE DRIVE, PARKING LOT, AND BUILDING PAD.
5. CONSTRUCT UNDERGROUND UTILITIES.
6. INSTALL INLET PROTECTION IN ALL NEW STORM INLETS.
7. CONSTRUCT WALKS, DRIVE, PARKING LOT AND BUILDING.
8. CONSTRUCT INFILTRATION TRENCH.
9. FINAL GRADE SITE, RESPREAD TOPSOIL, SEED AND MULCH.
10. REMOVE TRACKING PAD AND SILT FENCE AFTER DISTURBED AREAS ARE STABILIZED.

CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE

TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
MS. STATUTE 182.0175 (1879)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE.

GRAPHIC SCALE FEET
0 10 20 40

GRADING LEGEND

- 820 — EXISTING MAJOR CONTOURS
- 818 — EXISTING MINOR CONTOURS
- SILT FENCE
- LIMITS OF DISTURBANCE
- ADA COMPLIANT ROUTE
- PROPOSED PROPERTY BOUNDARY
- PROPOSED STORMWATER EASEMENT
- 2.92% — EXISTING SLOPE ARROWS
- 2.92% — PROPOSED SLOPE ARROWS
- 901.00 — EXISTING SPOT ELEVATIONS
- 901.00 — PROPOSED SPOT ELEVATIONS

INLET PROTECTION

TRACKING PAD

RIP RAP

ABBREVIATIONS

- TC — TOP OF CURB
- FF — FINISHED FLOOR
- LL — LOWER LEVEL
- W — TOP OF WALK
- P — PAVEMENT
- G — GROUND
- BW — BOTTOM OF WALL
- TW — TOP OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM CLEANOUT/OVERFLOW

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF FITCHBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (HTTP://DNR.WI.GOV/RUNOFF/STORMWATER/TECHSTDs.HTM).
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SITE IS ESTABLISHED. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY AND AS DIRECTED BY CITY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE CALENDAR DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
10. SEE DETAILS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3".
11. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL SITE IS ESTABLISHED.
12. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS AND SHEET 6 UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN.
13. LOTS AND TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH.
14. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
15. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
16. EROSION MAT (CLASS 1 URBAN, TYPE A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
17. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
18. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
19. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
20. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
21. ALL CONSTRUCTION ENTRANCE SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
22. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF FITCHBURG.
23. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.
24. CONTRACTOR IS RESPONSIBLE FOR TREATING VEHICLE AND WHEEL WASH WATER BEFORE DISCHARGING TO WATERS OF THE STATE.
25. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs IN VEHICLE FUELING AND MAINTENANCE AREA TO MEET NO VISIBLE SHEEN GOAL OF SECTION NR 151.126 OF THE WISCONSIN DNR ADMINISTRATIVE CODE.
26. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT DISCHARGE OF SOLID MATERIAL PER CHAPTERS 30 OF THE WISCONSIN STATUTES.
27. CONTRACTOR SHALL INSTALL AND MAINTAIN BMPs TO PREVENT RUNOFF OF BUILDING AND WASTE MATERIAL INTO WATERS OF THE STATE.

vierbichter
planners | engineers | advisors

REEDSBURG, MADISON, WAUKESHA, WAUKESHA, WISCONSIN 53117
999 Fourth Drive, Suite 201, Waukesha, Wisconsin 53117
Phone: (480) 824-0332 Fax: (480) 824-0330

Grading and Erosion Control Plan

Prima
5121 East Cheryl Parkway, City of Fitchburg
Dane County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	1-23-15	4	3/18/15
2	2/04/15	5	Article 5 Revisions
3	2/23/15	6	Article 5 Revisions

SCALE AS SHOWN

DATE 01/23/2015

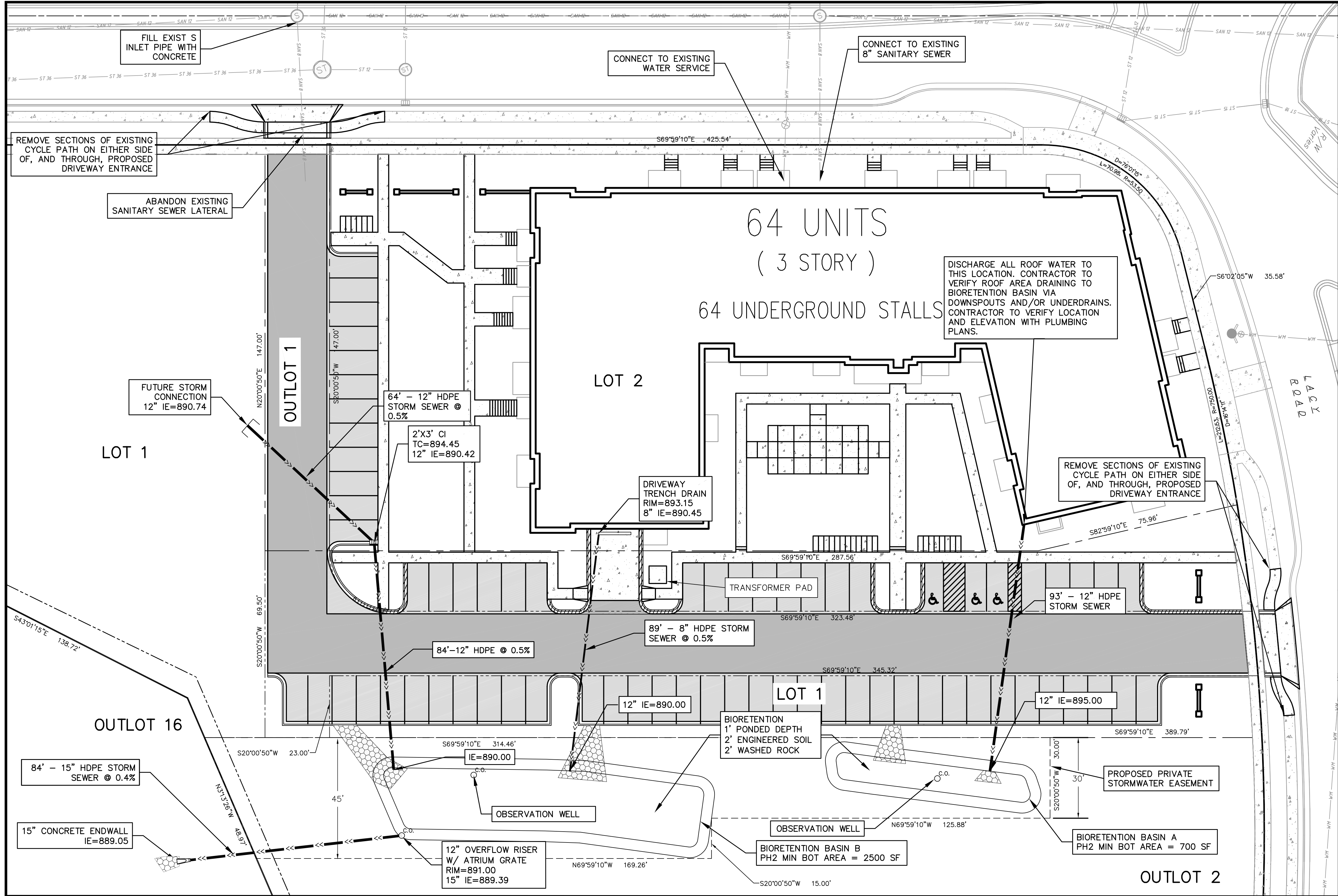
DRAFTER JFEL

CHECKED

PROJECT NO. 140233

SHEET 2 OF 7

DWG. NO. C-3.0



UTILITY NOTES

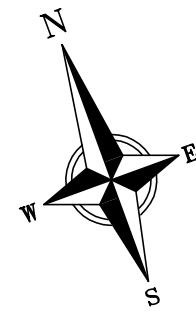
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).

- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.

- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
- PER CITY ORDINANCE, CONTRACTORS ARE NOT ALLOWED TO OPERATE CITY OWNED VALVES. THE CONTRACTOR SHALL CALL THE FITCHBURG UTILITY AT 270-4270 FOR OPERATION OF THESE VALVES.
- SAFE SAMPLE RESULTS NEED TO BE PROVIDED TO THE FITCHBURG UTILITY PRIOR TO PRESSURE TESTING THE PRIVATE WATER MAINS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.



CALL DIGGER'S HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX: 1-800-338-3860
TDC (FOR HEARING IMPAIRED):
1-800-542-2289
WS. STATUTE 182.075 (1979)
REQUIRES MINIMUM OF 3 WORKING DAYS
NOTICE BEFORE YOU EXCAVATE



GRAPHIC SCALE FEET
0 10 20 40

TOPOGRAPHIC SYMBOL LEGEND

- EXISTING CURB INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING CURB STOP

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING WATER MAIN
- EXISTING UTILITY EASEMENT
- PROPOSED PROPERTY BOUNDARY
- PROPOSED STORMWATER EASEMENT

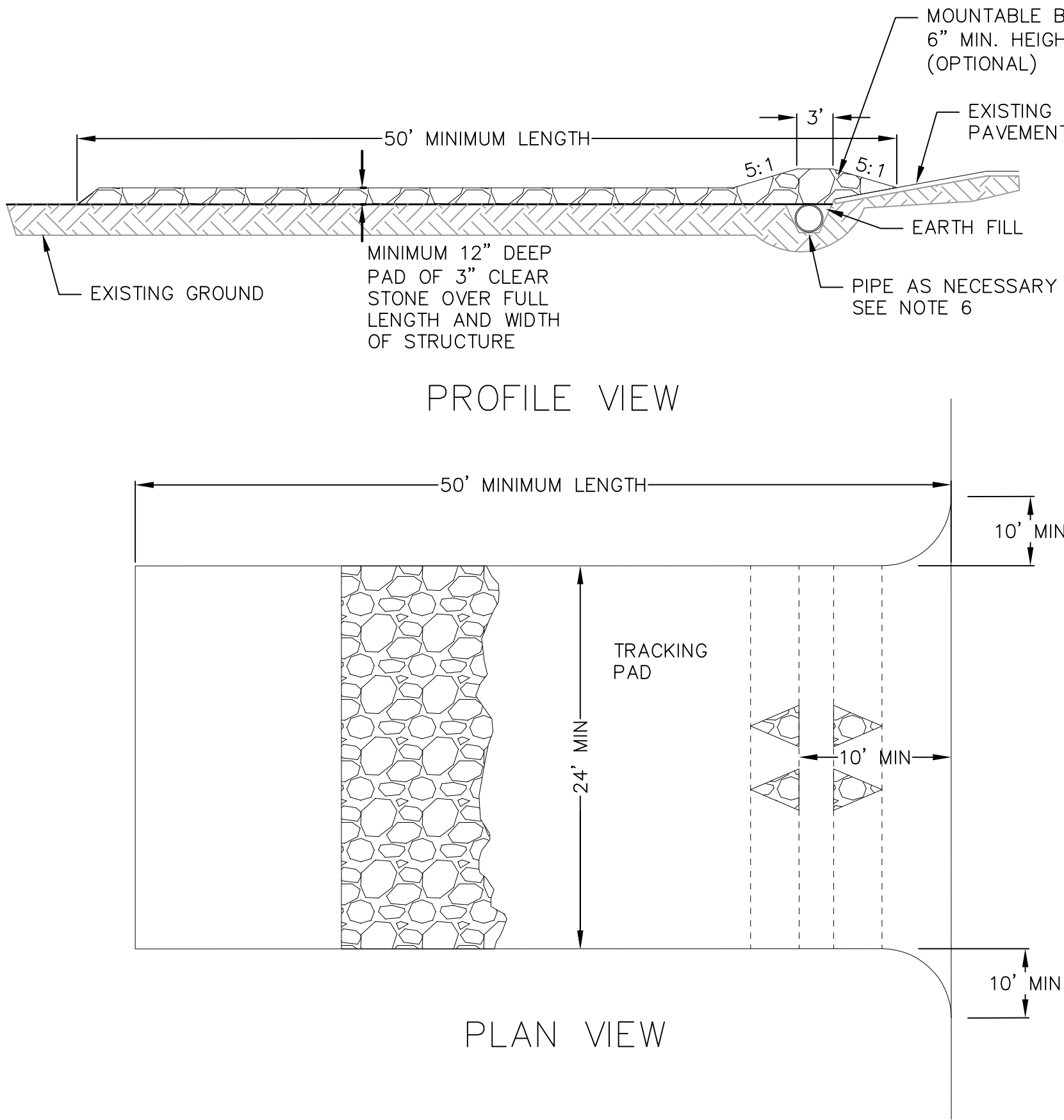
PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM CLEANOUT
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER FIELD INLET
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT

SITE PAVING NOTES:

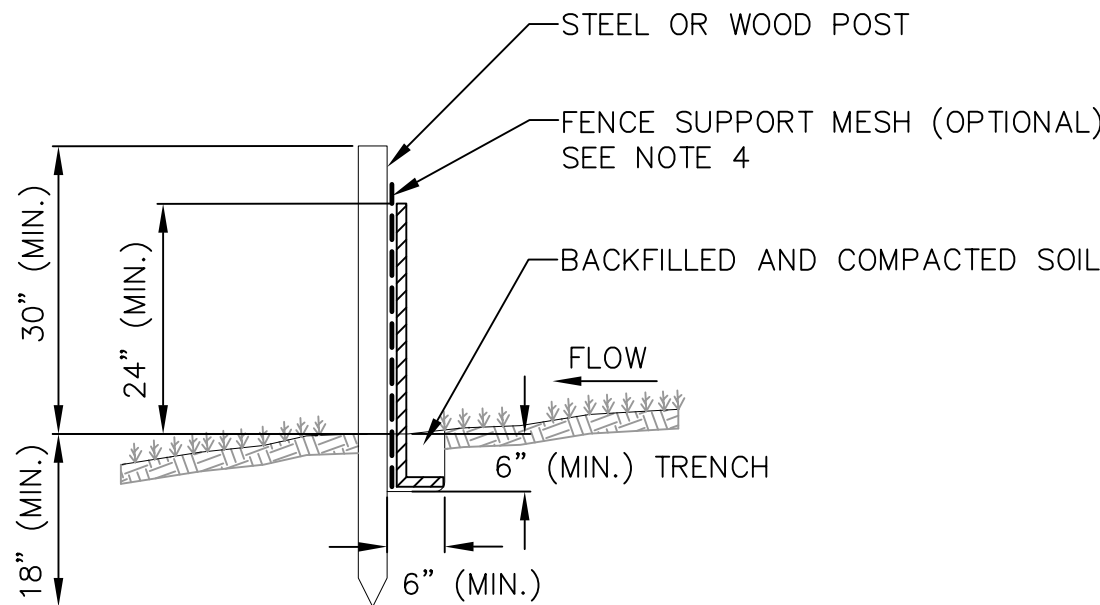
- CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED GRANULAR BASE.
- EXPANSION JOINTS SHALL BE INSTALLED AT ALL CONNECTIONS OF PRIVATE STAIRS TO PUBLIC SIDEWALKS.
- HEAVY-DUTY CONCRETE INSTALLED AT DRIVEWAYS & LOADING ZONES AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A COMPACTED BASE OF 4" CRUSHED AGGREGATE.
- HEAVY DUTY ASPHALT PAVING IN DRIVE AISLES SHALL BE 4" THICK CONSTRUCTED ON A 10" THICK GRAVEL BASE.

REVIEWS		REVIEWS	
NO.	DATE	NO.	DATE
1	1/23/15	4	3/18/15
2	2/04/15	5	2/23/15
3	2/23/15	6	2/23/15
SCALE AS SHOWN			
DATE 01/23/2015			
DRAFTER JFEL			
CHECKED			
PROJECT NO. 140233			
SHEET 3 OF 7			
DWG. NO. C-4.0			

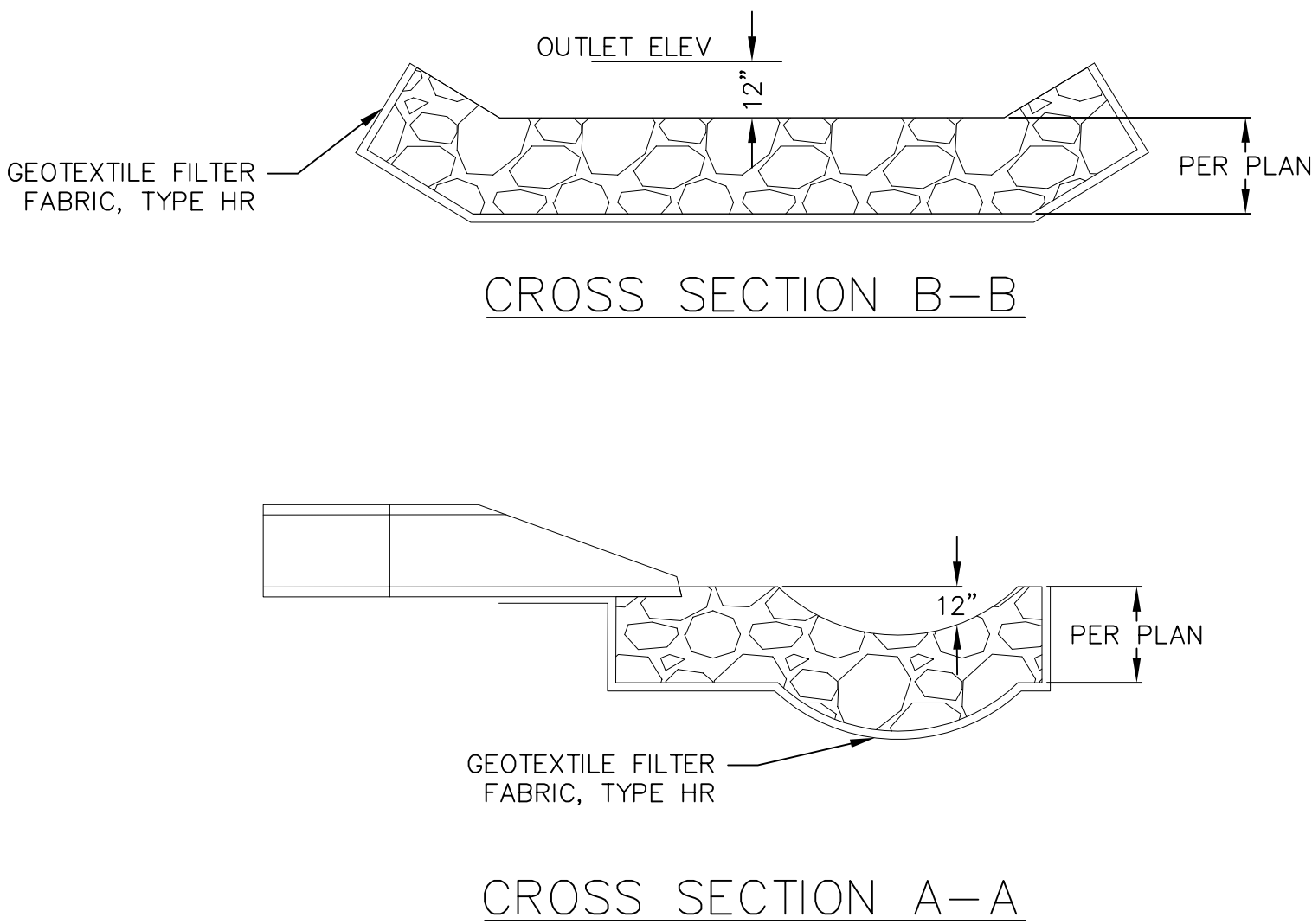


1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION INSTRUCTIONS.
2. LENGTH - MINIMUM OF 50'.
3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

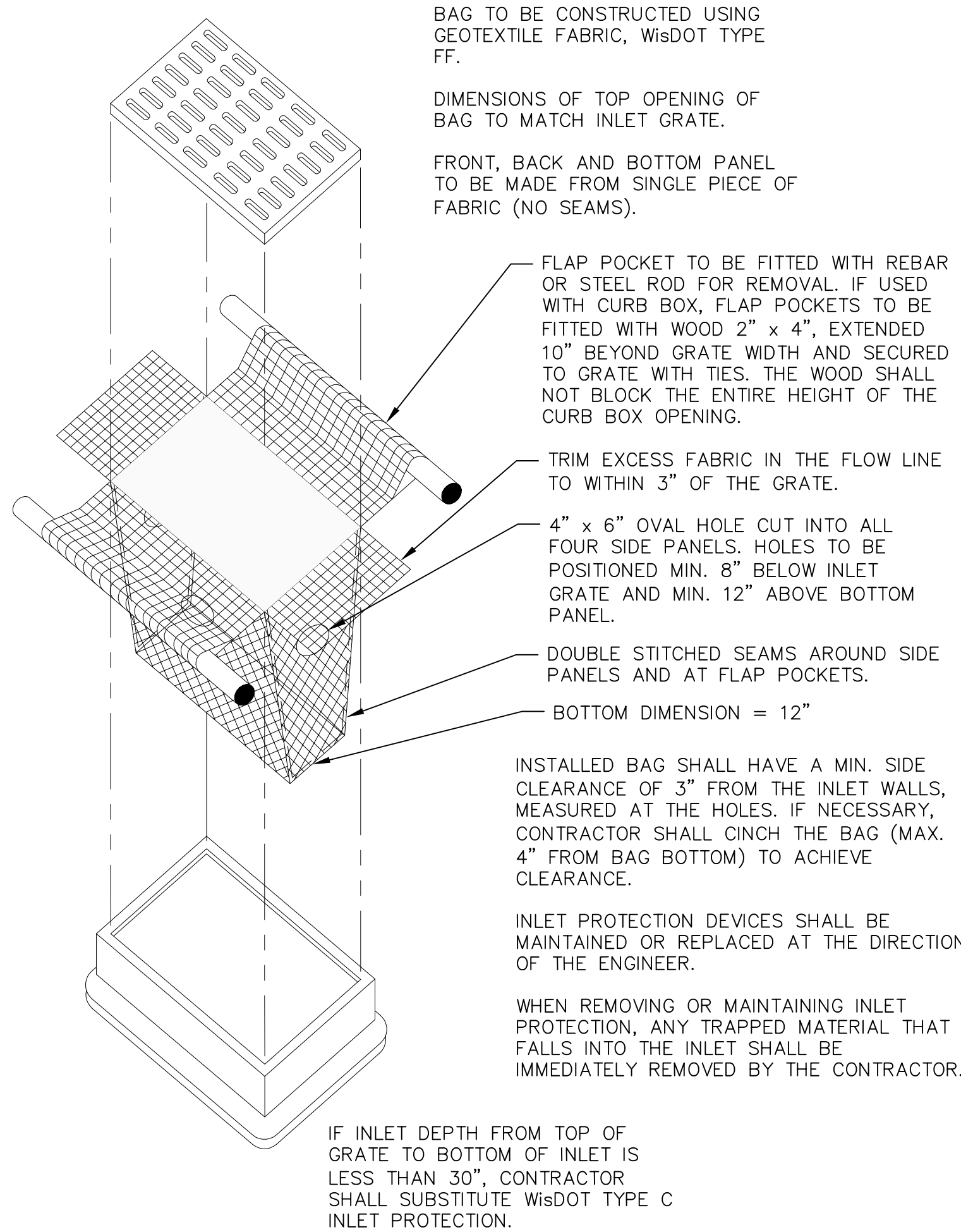
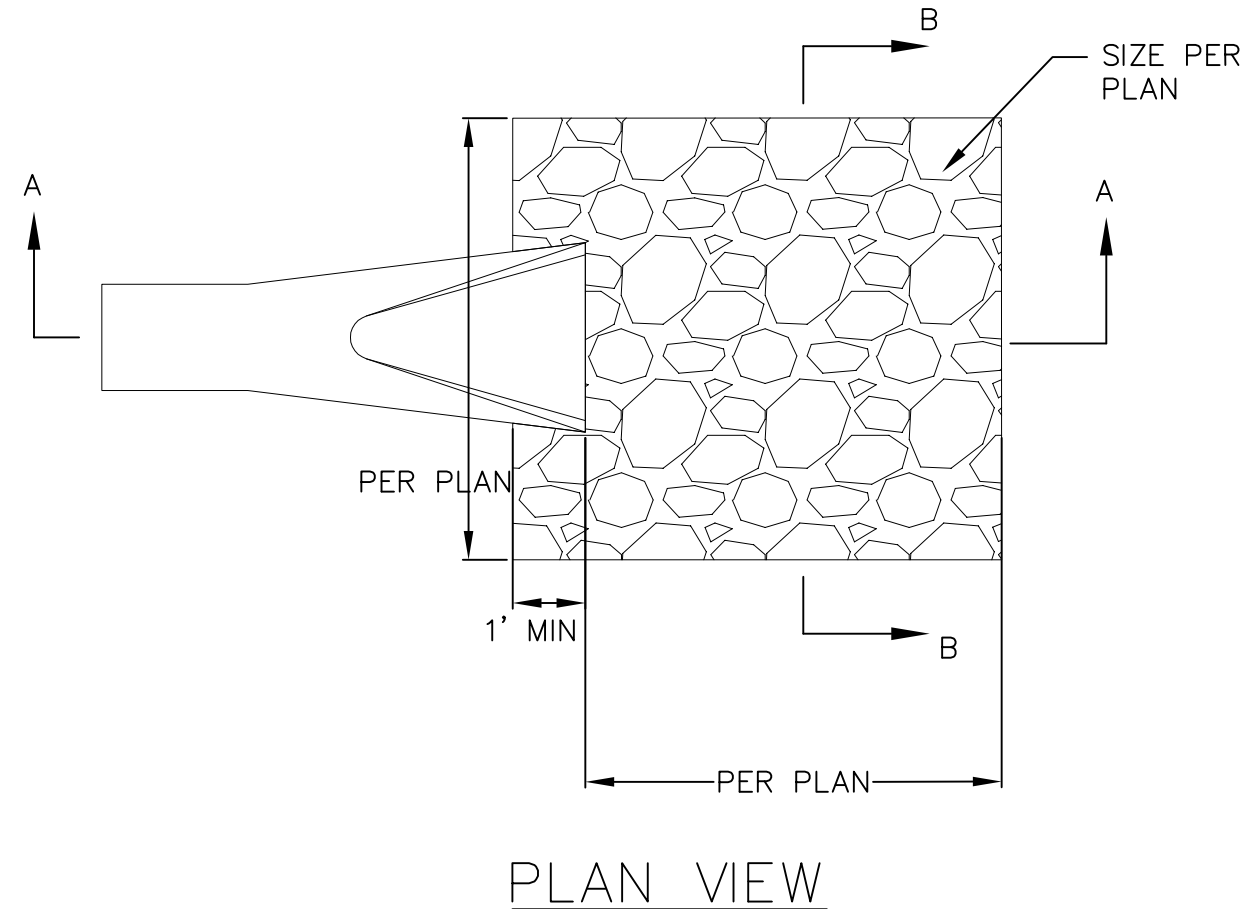
1 TRACKING PAD
4 NOT TO SCALE



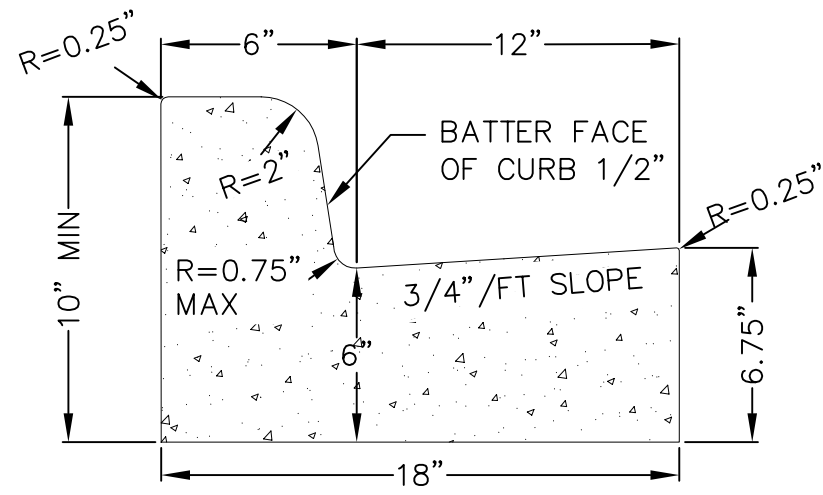
3 SILT FENCE
4 NOT TO SCALE



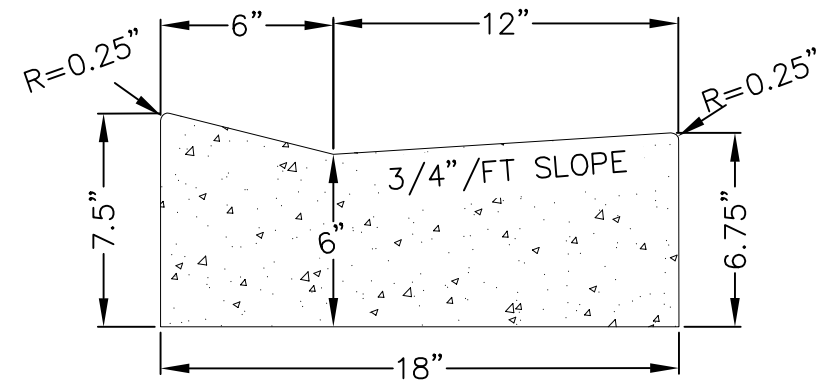
2 RIP-RAP OUTLET
4 NOT TO SCALE



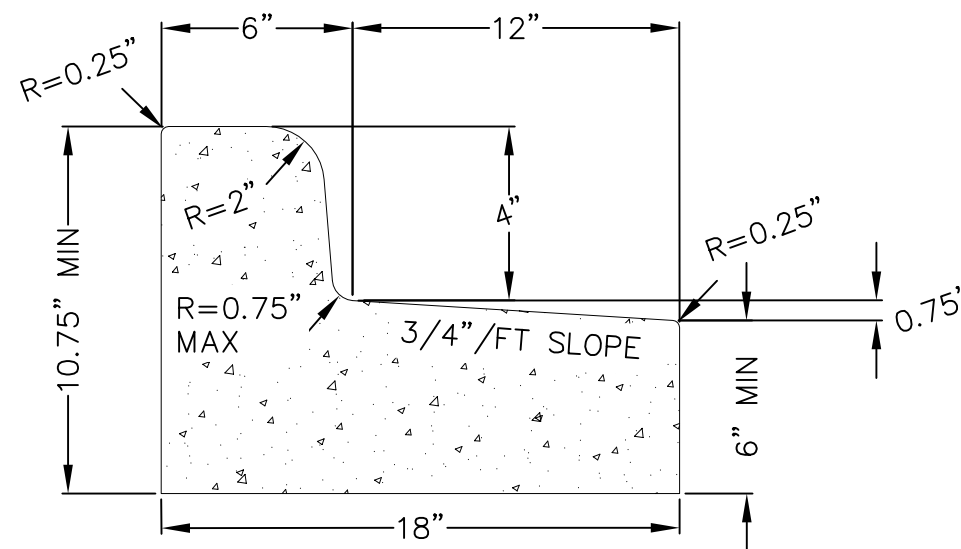
4 INLET PROTECTION TYPE D
4 NOT TO SCALE



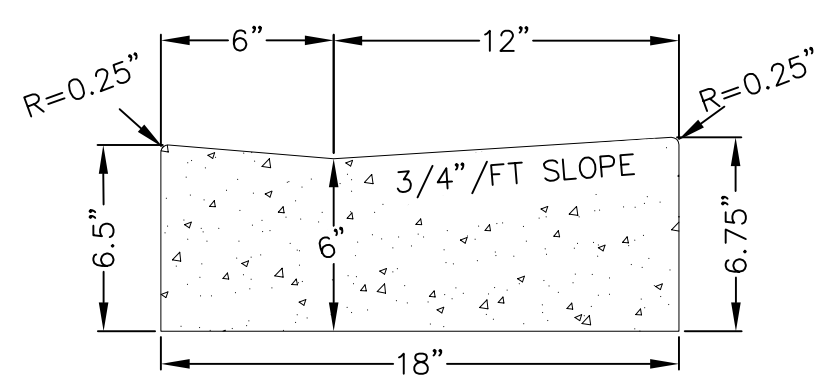
CURB AND GUTTER
CROSS SECTION



DRIVEWAY GUTTER
CROSS SECTION

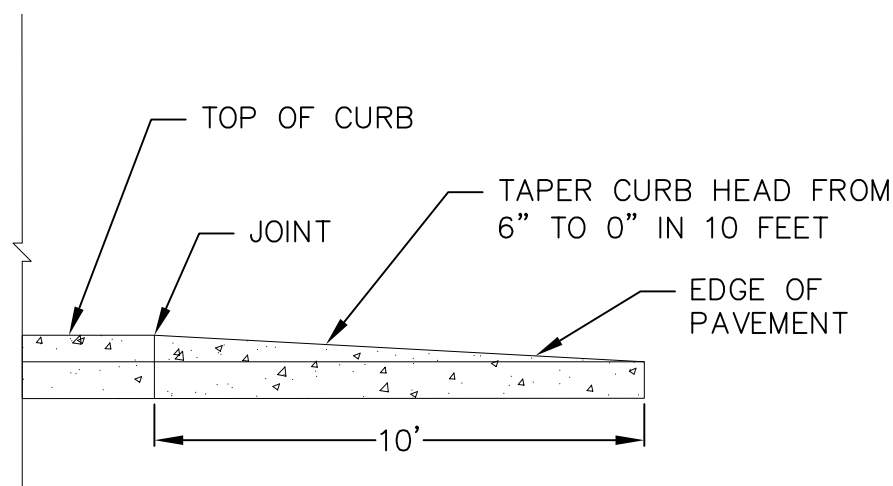


CURB AND GUTTER
REJECT SECTION



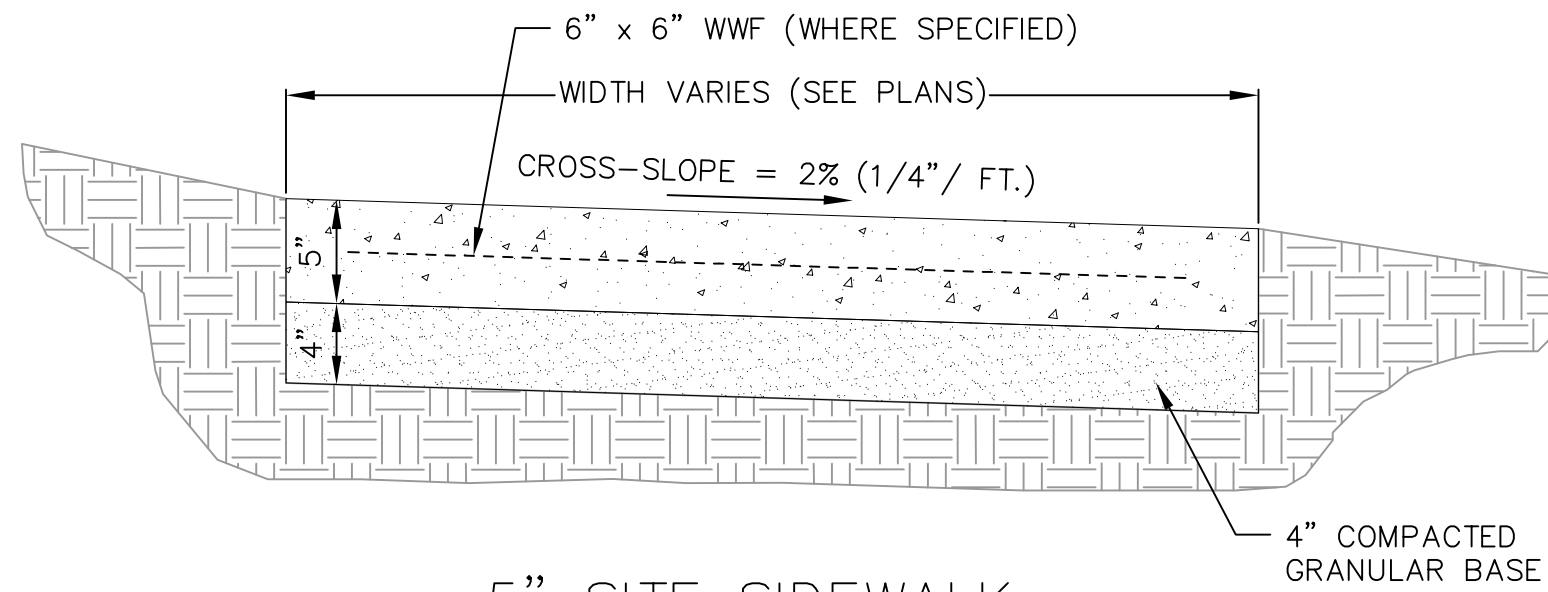
HANDICAP RAMP
GUTTER CROSS SECTION

1
5 18" CONCRETE CURB AND GUTTER
NOT TO SCALE

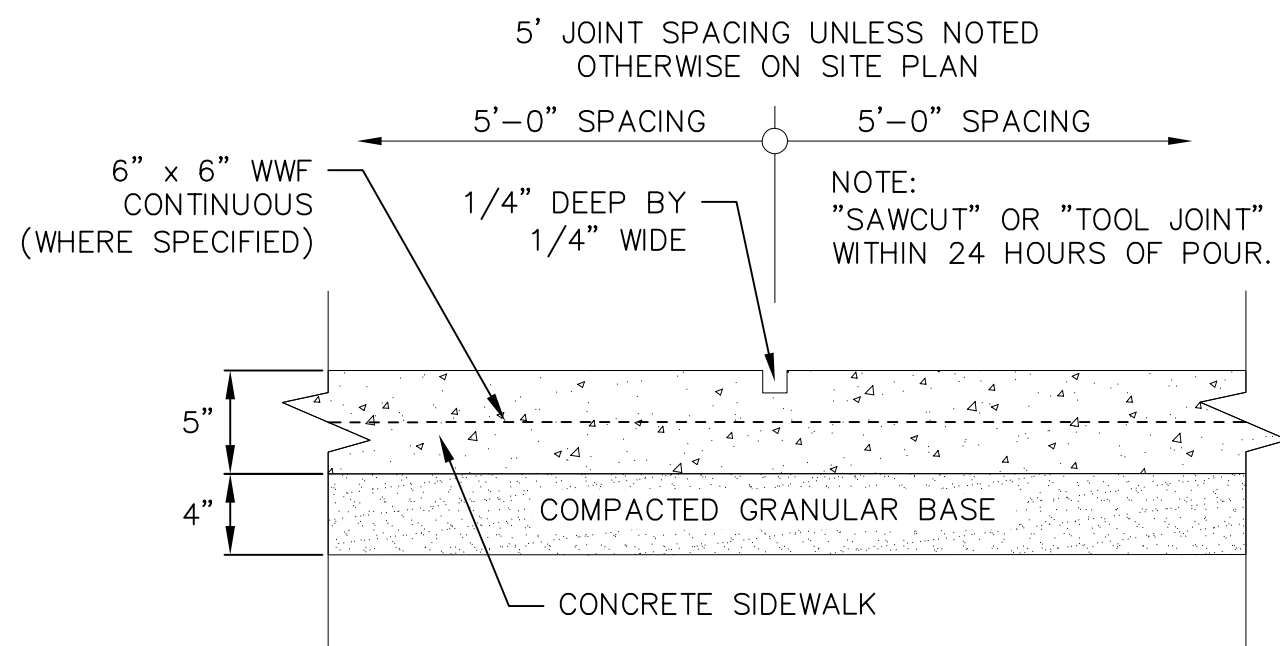


PROFILE VIEW

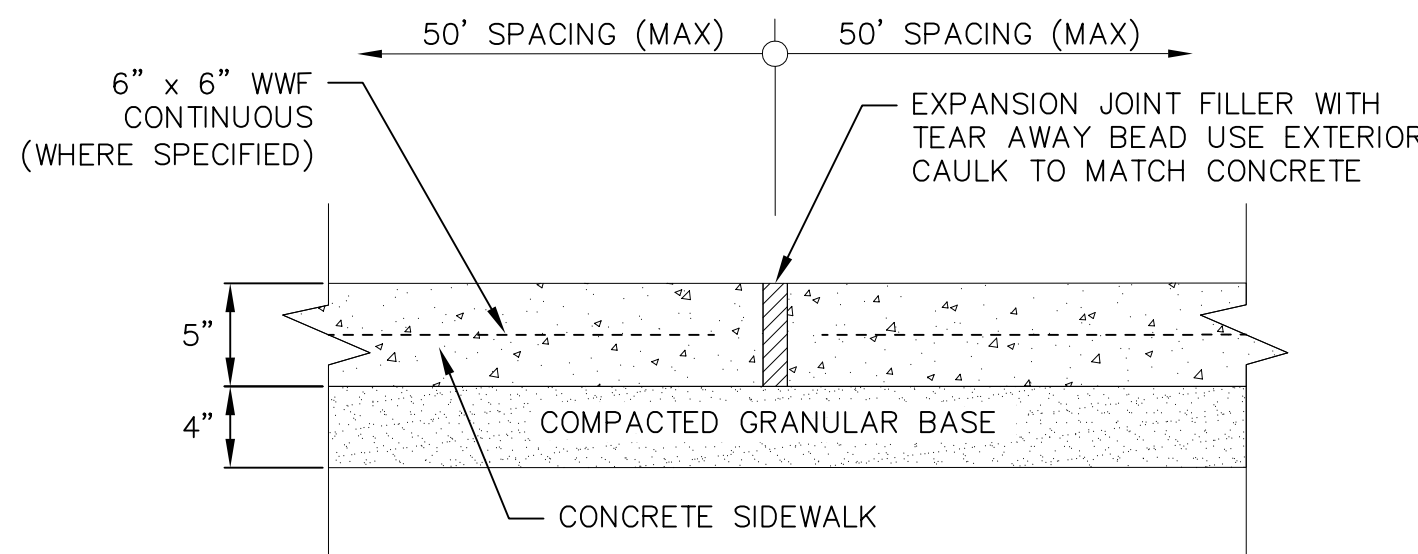
2
5 CURB & GUTTER TERMINATION
NOT TO SCALE



5" SITE SIDEWALK

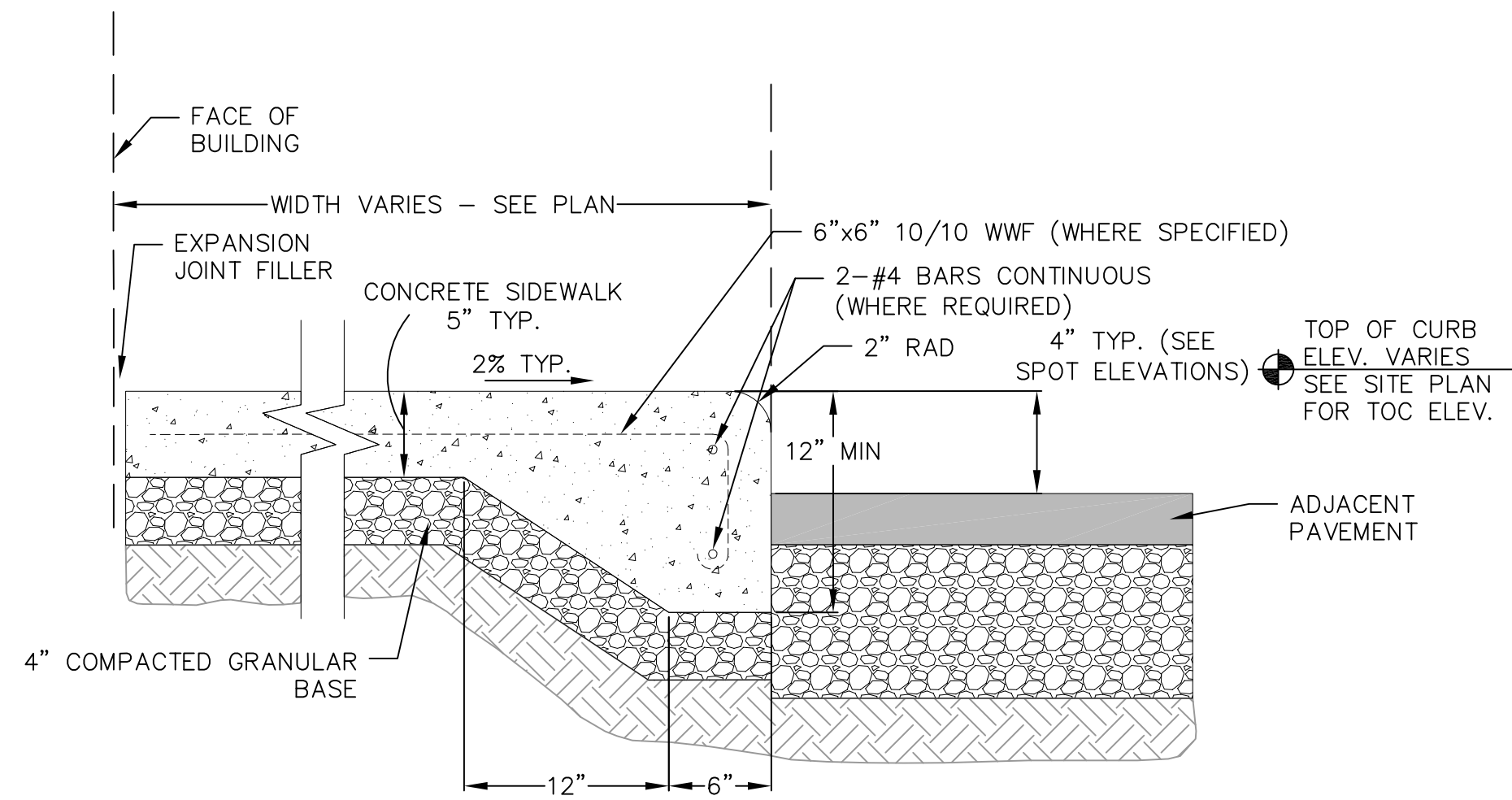


SIDEWALK CONTROL JOINT



SIDEWALK EXPANSION JOINT

3
5 5" SIDEWALK
NOT TO SCALE



4
5 CURBED SIDEWALK DETAIL
NOT TO SCALE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	1-23-15	1	City Submittal
2	2/04/15	2	Bid
3	2/23/15	3	Article 5 Revisions
SCALE AS SHOWN			
DATE 01/23/2015			
DRAFTER JFEL			
CHECKED			
PROJECT NO. 140233			
SHEET 5 OF 7			
DWG. NO. C-6.0			

RESTORATION NOTES

SEEDING RATES:

TEMPORARY:
1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

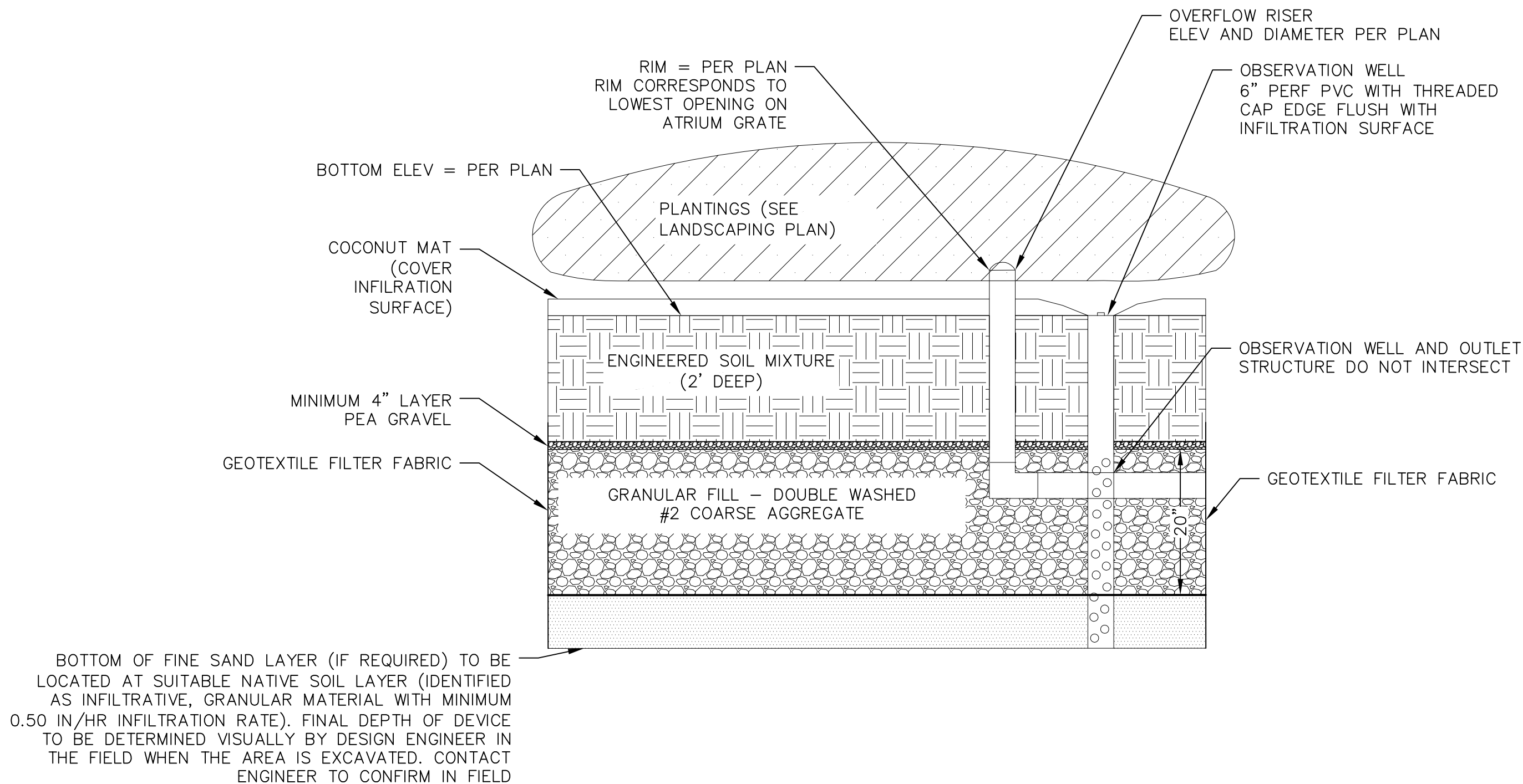
PERMANENT:
1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:
USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:
USE ½" TO 1-½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



BIORETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIORETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIORETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) – OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 48 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

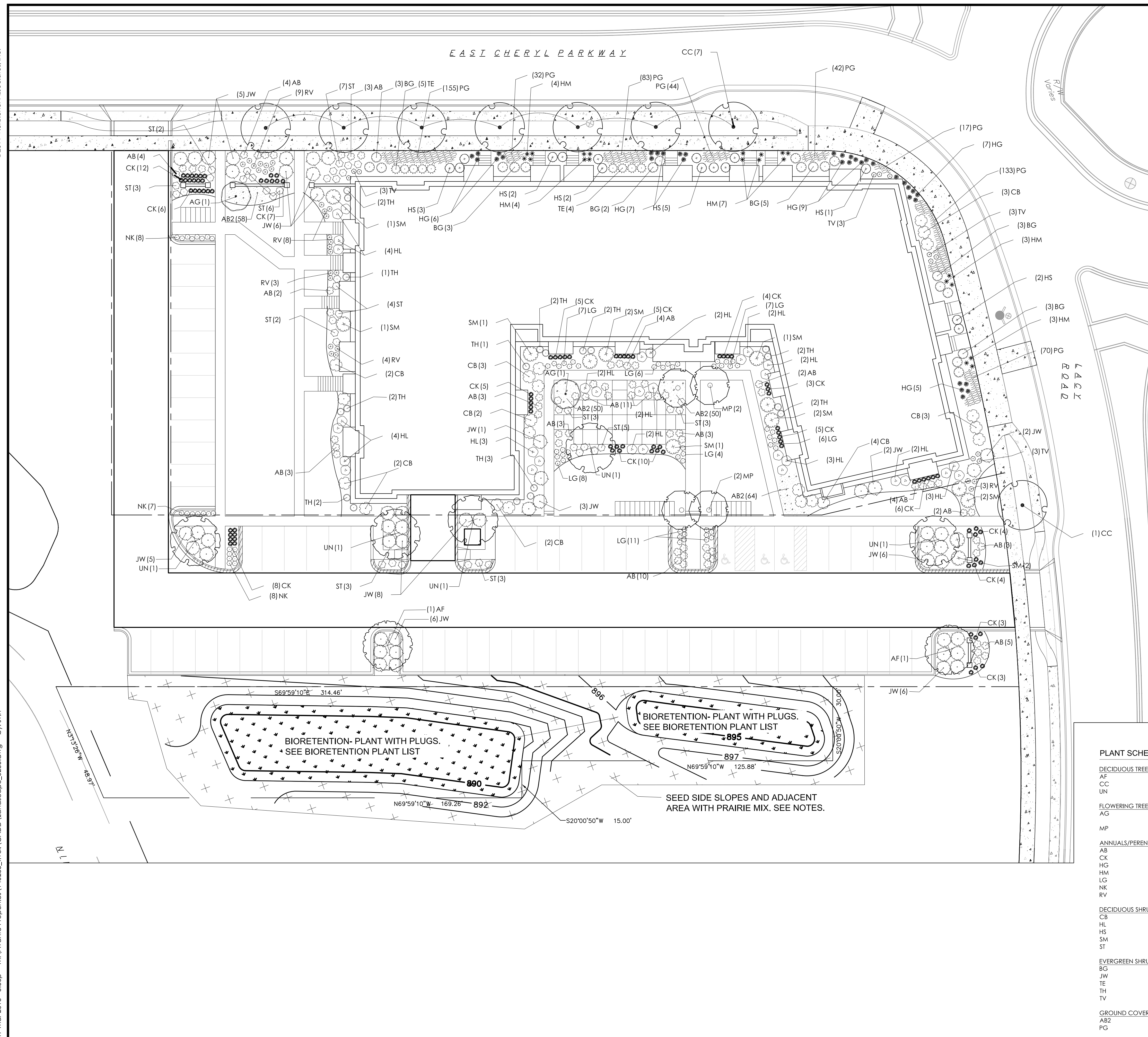
ENGINEERED SOIL MIXTURE
70%-85% WASHED SAND
15%-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)

NOTE: OVERFILL BASIN BY 2" TO ALLOW FOR SOME SETTLING OF ENGINEERED SOIL

1
6

BIORETENTION BASIN
NOT TO SCALE

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	1-23-15	4	3/18/15
2	2/04/15		
3	2/23/15		
SCALE AS SHOWN			
DATE 01/23/15			
DRAFTER JFEL			
CHECKED			
PROJECT NO. 140233			
SHEET 6 OF 7			
DWG. NO. C-7.0			



GENERAL NOTES:

1. All plantings shall conform to quality requirements as per ANSI Z60.1.
2. All plant material shall be true to the species, variety and size specified, nursery grown in accordance with good horticultural practices, and under climatic conditions similar to those of the project site.
3. Contact Landscape Architect, in writing, to request and plant material substitutions due to availability issues.
4. Contractor is responsible for verifying all plant quantities prior to placing order.
5. All disturbed areas, unless otherwise noted, to be seeded with Madison Parks Mix by Olds Seed Company or equivalent, per manufacturer's specified application rates. All seeded areas are to be watered daily to maintain adequate soil moisture for proper germination. After vigorous growth is established, apply $\frac{1}{2}$ " water twice weekly (including precipitation) until final acceptance.
6. Bioretention Area side slopes and adjacent area as hatched on plan to be seeded with Economy Prairie Seed Mix by JF New, or equal, at 37.2 pounds per acre.
7. Bioretention Basins to be planted with plugs from the Bioretention Plant List, below. Install plugs 15" on center, and plant groups of same species together in clusters of 5-11 plants.
8. All plants shall be guaranteed to be in healthy and flourishing condition during the growing season following installation. All plant material shall be guaranteed for one year from the time of installation.
9. Contractor shall provide a suitable amended topsoil blend for all planting areas where soil conditions are unsuitable for plant growth. Topsoil shall conform to quality requirements as per Section 625.2(1) of the Standard Specifications for Highway Construction. Provide a minimum of 12" of topsoil in all planting areas and 4" of topsoil in areas to be seeded/sodded.
10. Landscape beds to be edged with commercial grade steel landscape edging and mulched with undyed shredded hardwood bark mulch to 3" depth min.
11. Mowing strip around building to be $\frac{3}{4}$ " washed stone to 1.5" depth min. over weed barrier fabric.

BIORETENTION PLANT LIST

SEDGES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	352	Carex crisatella	Crested Oval Sedge	2.5" sq.x 3.5" deep plug
	352	Carex lurida	Bottlebrush Sedge	2.5" sq.x 3.5" deep plug
	320	Carex vulpinoidea	Brown Fox Sedge	2.5" sq.x 3.5" deep plug
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	320	Elymus virginicus	Virginia Wild Rye	2.5" sq.x 3.5" deep plug
	352	Panicum virgatum	Switch Grass	2.5" sq.x 3.5" deep plug
	352	Scirpus atrovirens	Dark Green Rush	2.5" sq.x 3.5" deep plug
FORBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	352	Asclepias incarnata	Swamp Milkweed	2.5" sq.x 3.5" deep plug
	320	Aster novae-angliae	New England Aster	2.5" sq.x 3.5" deep plug
	352	Coreopsis tripteris	Tall Coreopsis	2.5" sq.x 3.5" deep plug
	352	Iris virginica	Blue Flag Iris	2.5" sq.x 3.5" deep plug
	352	Rudbeckia somentososa	Sweet Black Eyed Susan	2.5" sq.x 3.5" deep plug

PLANT SCHEDULE

DECIDUOUS TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	
2	Asar fraserianii 'Autumn Fantasy' / Freeman Maple	8 & B	2' Cal		
8	Celtis occidentalis "Chicagoland" / Common Hackberry	8 & B	2.5' Cal		
CC	Ulmus x 'New Horizon' / New Horizon Elm	8 & B	2' Cal		
FLOWERING TREES		BOTANICAL NAME / COMMON NAME	CONT	CAL	
AG	2 Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	8 & B	1.5' Cal		
MP	Malus x 'Prairirie' / Prairie Crab Apple	8 & B	1.5' Cal		
ANNUALS/PERENNIALS		BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	
AB	66 Anemion tabernaemontana 'Blue Ice' / Blue Ice Star Flower	1 gal	Cont		
CK	90 Calamagrostis x occulta 'Karl Foerster' / Feather Reed Grass	1 gal	Cont		
HG	34 Hosta x 'Golden Tiara' / Plantain Lily	1 gal	Cont		
HM	21 Hosta x 'August Moon' / Plantain Lily	1 gal	Cont		
LG	49 Liatris pycnostachya / Gayfeather	1 gal	Cont		
NK	23 Nepeta x laassenii 'Kil Kat' / Kil Kat Nepeta	4' pot	Cont		
RV	27 Rudbeckia fulgida speciosa 'Vitte's Little Suzy' / Coneflower	1 gal	Cont		
DECIDUOUS SHRUBS		BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	
CB	21 Cornus sericea 'Bergeson's Compact' / Dogwood	5 gal	Cont		
HL	31 Hydrangea paniculata 'Little Lamb' / Hardy Hydrangea	5 gal	Cont		
H5	15 Hydrangea arborescens 'Grandiflora' / Snowhill Smooth Hydrangea	5 gal	Cont		
SM	3 Syringa meyeri 'Prolific' / Dwarf Korean Lilac	5 gal	Cont		
ST	41 Spirea betulifolia 'Tor' / Brichfield Spirea	3 gal	Cont		
EVERGREEN SHRUBS		BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	
BC	19 Buxus x 'Green Mound' / Green Mound Boxwood	5 gal	Cont		
JW	50 Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	5 gal	Cont		
TE	9 Taxus x media 'Evelow' / Yew	5 gal	Cont		
TH	20 Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	8 & B	5' ht		
TV	12 Taxus x media 'Viridis' / Columnar Yew	10 gal	Cont		
GROUND COVERS		BOTANICAL NAME / COMMON NAME	CONT	FIELD2	SPACING
AB2	222 Ajuga reptans 'Bronze Beauty' / Bronze Beauty Bugleweed	fl/t	2' pot	16" o.c.	
PG	576 Pachysandra terminalis 'Green Carpet' / Japanese Spurge	fl/t	2' pot	12" o.c.	

ISSUED
Issued for Bid - February 4, 2015

1 Addendum #1 - February 25, 2015

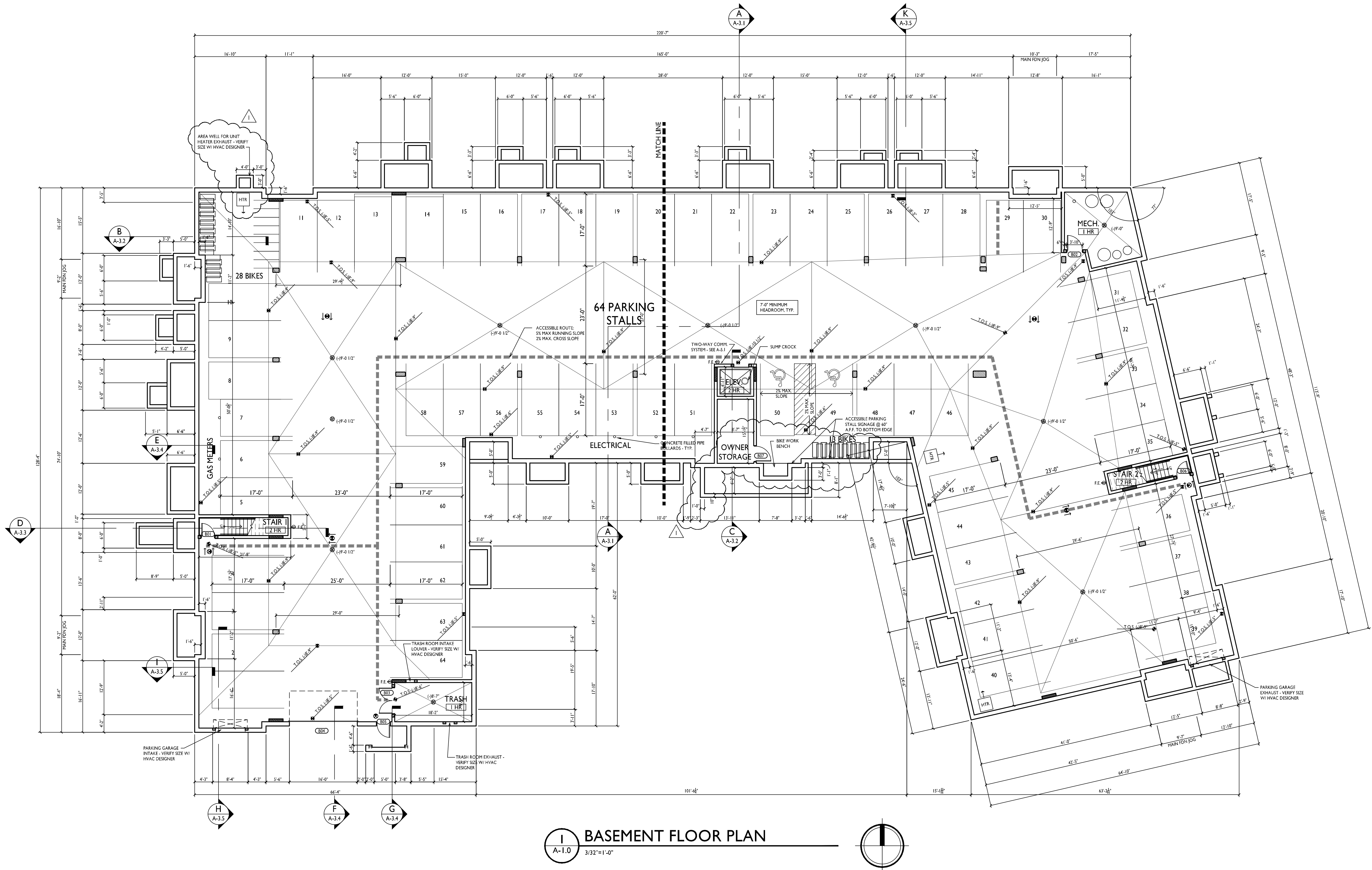
PROJECT TITLE
Prima

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
Basement Plan

SHEET NUMBER

A-1.0

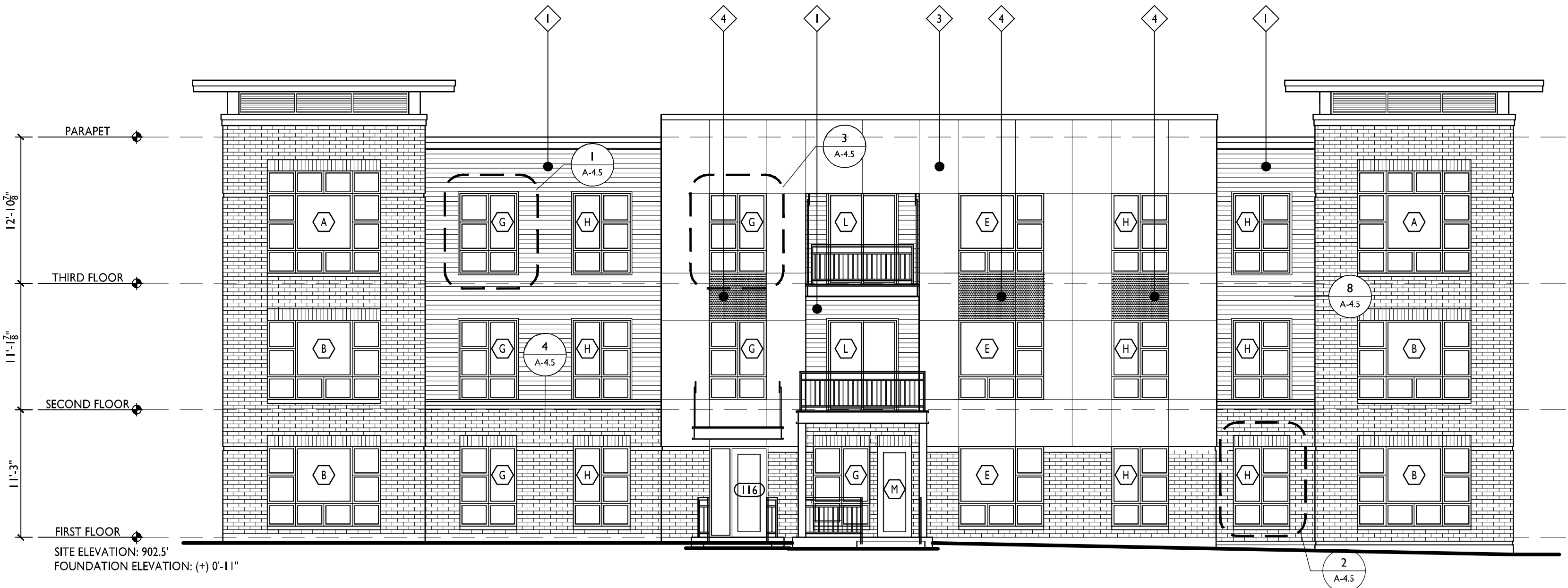
PROJECT NO. **1414**
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EXTERIOR MATERIAL SCHEDULE		
BUILDING MATERIAL	MATERIAL	COLOR
MASONRY	BRICK	ENDICOTT CLAY PRODUCTS MANGANESE IRONSPOT - UTILITY SIZE
CORRUGATED METAL SIDING	ALUMINUM	CMG WEATHERED ZINC
CORRUGATED METAL SIDING	ALUMINUM	CMG - CHARCOAL GRAY
METAL PANELS	ALUMINUM COMPOSITE	ALCOA - REYNOBOND - KONIG BLUE
METAL PANELS	ALUMINUM COMPOSITE	ALCOA - REYNOBOND - MATCH WEATHERED ZINC
METAL PANELS	ALUMINUM COMPOSITE	ALCOA - REYNOBOND - ACIERO CORTEN
WINDOWS	FIBREX	BLACK
ALUMINUM STOREFRONT	ALUMINUM	BLACK ANODIZED
FLASHING		MATCH ADJACENT MATERIAL
CAST STONE	EDWARDS CAST STONE	-
RAILING	ALUMINUM	BLACK



ISSUED
Issued for Bid - February 4, 2015



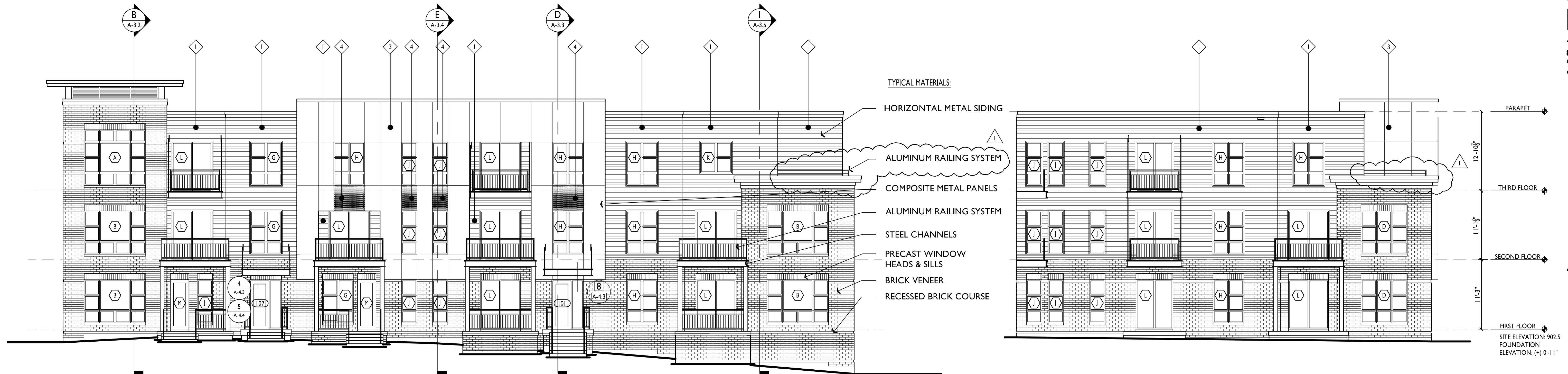
Addendum #1 - February 25, 2015
PROJECT TITLE
Prima

East Cheryl Parkway
Fitchburg, Wisconsin
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER

A-2.1

PROJECT NO. 1414
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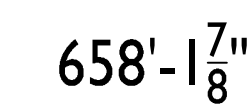


1 WEST ELEVATION
A-2.2 SCALE: 1/8" = 1'-0"

2 HIDDEN WEST ELEVATION
A-2.2 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A-2.2 SCALE: 1/8" = 1'-0"



NOT TO SCALE

A-3.1	1/4"=1'-0"
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